

7 GADGE CLOSE

THAME, OXFORDSHIRE OX9 2BD



7 GADGE CLOSE

THAME, OXFORDSHIRE OX9 2BD

Situated at the end of a private road and just off Thame High street, is this substantial four double bedroom, two bathroom detached family home offered to the market in good condition.

On entering the property, you find yourself in a large and welcoming entrance hall with direct access to the double length sitting room that features a gas fireplace with amrble surround and with French doors leading onto the garden. There is a separate dining room to the front of the property and the kitchen has a wide range of solid wood wall and floor units with direct access to the integral garage. There is a handy utility room that leads onto the bright and sunny conservatory that overlooks the Southerly facing garden. There is also a downstairs cloakroom. .

Upstairs, there are four double bedrooms, the master bedroom benefiting from an unusually large en-suite with bath. There are three further bedrooms and a family shower room.

Outside there is an enclosed, south facing, rear garden with lawn and well maintained borders and a patio terrace. The front of the property has driveway parking for several cars. Whilst the property needs some updating, it offers the opportunity to create a wonderful family home, ideally situated within walking distance of Thame High Street.

“BRIGHT, MODERN AND FAMILY-FRIENDLY LIVING”



IN BRIEF

- Substantial detached family home with four double bedrooms
- Large kitchen/utility area with direct access to the sunny conservatory
- Two bathrooms including a large en-suite to the master bedroom
- Enclosed gardens, garage with multi car driveway parking



OVERVIEW

- Detached four double bedroom property
- Large kitchen/utility area with direct access to the garage
- Separate sitting room with working fireplace and French doors leading onto the garden
- Large dining room
- Large, sunny conservatory
- Downstairs cloakroom
- Master bedroom with large ensuite
- Three further double bedrooms
- Family bathroom
- Mature, enclosed, south facing garden
- Garage
- Multi car driveway

GUIDE PRICE:

£700,000

SUPPLEMENTARY INFORMATION

Services: Mains gas, electricity, drainage and water

Heating: Gas Central Heating to radiators

Energy Rating: Currently TBC

Environmental Impact Rating: TBC

Local Authority: South Oxfordshire District Council

Council Tax Band: TBC

Broadband: Standard - Up to 17Mb, Fibre - Up to 76Mb

Floor Plan Pending

LOCATION

A thriving, 'living' market town in the heart of Oxfordshire at the foot of the Chiltern Hills, Thame is rich in history with Mediaeval, Georgian and Victorian architecture. Its iconic boat-shaped high street wraps around the market place and hosts a popular market every Tuesday, a twice-weekly cattle market and regular farmers' markets.

Thame has unique, award winning shops which share the high street with well-known brands, traditional English pubs selling real ale, Italian, Chinese and Indian restaurants, delightful cafes and tea rooms. The town has its own local nature reserve, many public footpaths including the Chiltern Hills, Ridgeway Path and the Oxfordshire Way with outstanding views of the surrounding area.

Schools: Local facilities include three highly reputed primary schools and the Lord Williams Comprehensive School which has been rated as outstanding by Ofsted. Excellent private and grammar schools are within easy reach.

Location: 14 miles east of Oxford, 10 miles south-west of Aylesbury, Thame is easily accessible from the M40 Junction 7 and 8. The nearest train station is Chiltern Rail's Haddenham and Thame Parkway which is on the main line between Marylebone Station, London and Birmingham. There is a regular bus service to Oxford, Aylesbury and High Wycombe (Arriva route 280) and to surrounding villages.

PIKE SMITH & KEMP

13 High Street, Thame OX9 2BZ

Tel: 01844 218258

email: thame@pikesmithkemp.co.uk

Thame - Marlow - Cookham - Maidenhead

