

2 BAMBROOKS MEWS

THAME, OXFORDSHIRE, OX9 3BU



2 BAMBROOKS MEWS

THAME, OXFORDSHIRE OX9 3BU

Situated in a quiet, gated development on a private road in Thame is this three double bedroom, two bathroom, semi detached home that has a superb finish throughout with designer fixtures and fittings and has excellent green credentials. It is offered to the market with **NO ONWARD CHAIN**.

Built in 2012 to and to a high specification, this modern and contemporary home benefits from solar panels.

Downstairs, the property has solid oak flooring throughout as well as a downstairs cloakroom with Villeroy and Boch sanitary ware. The large sitting room has French doors onto the private and sunny garden.

The kitchen/diner benefits from a breakfast bar and the kitchen has fully integrated bosch appliances as well as a range of base and wall units and black granite worktops. All white goods are included. There are French doors leading onto the garden.

Upstairs, the master bedroom has a fitted wardrobe and an en-suite shower room with rain forest shower and Villeroy and Boch and Vado fittings. There are two further bedrooms, both of which are doubles and a family bathroom with bath and rainforest shower above - again all of which are high end finish.

Outside garden has a sunny patio area and raised sleeper beds as well as an astro turf lawn. There is parking for two cars as well as a visitor space that is shared by the mews.

“SUPERBLY PRESENTED THREE DOUBLE BEDROOM HOME”



IN BRIEF

- Semi detached three double bedroom home with two bathrooms
- Large kitchen/diner with direct access to the garden
- Private and gated small development within walking distance of Thame town centre
- Excellent energy performance resulting in low running costs



OVERVIEW

- Semi detached 3 double bedroom property in private gated mews
- Large kitchen/diner with direct access to the garden
- Separate sitting room with French doors overlooking the garden
- Master bedroom with en-suite
- Garden with sunny patio
- Off road parking for 2 cars plus visitor space
- Vado, Villeroy and Boch fittings throughout
- Can be provided fully furnished throughout if desired
- All appliances included in sale
- Smart meters throughout
- Two years still remaining of NHBC warranty

GUIDE PRICE:

£480,000

SUPPLEMENTARY INFORMATION

Services: Mains gas, drainage and water and solar pv electricity generating an income

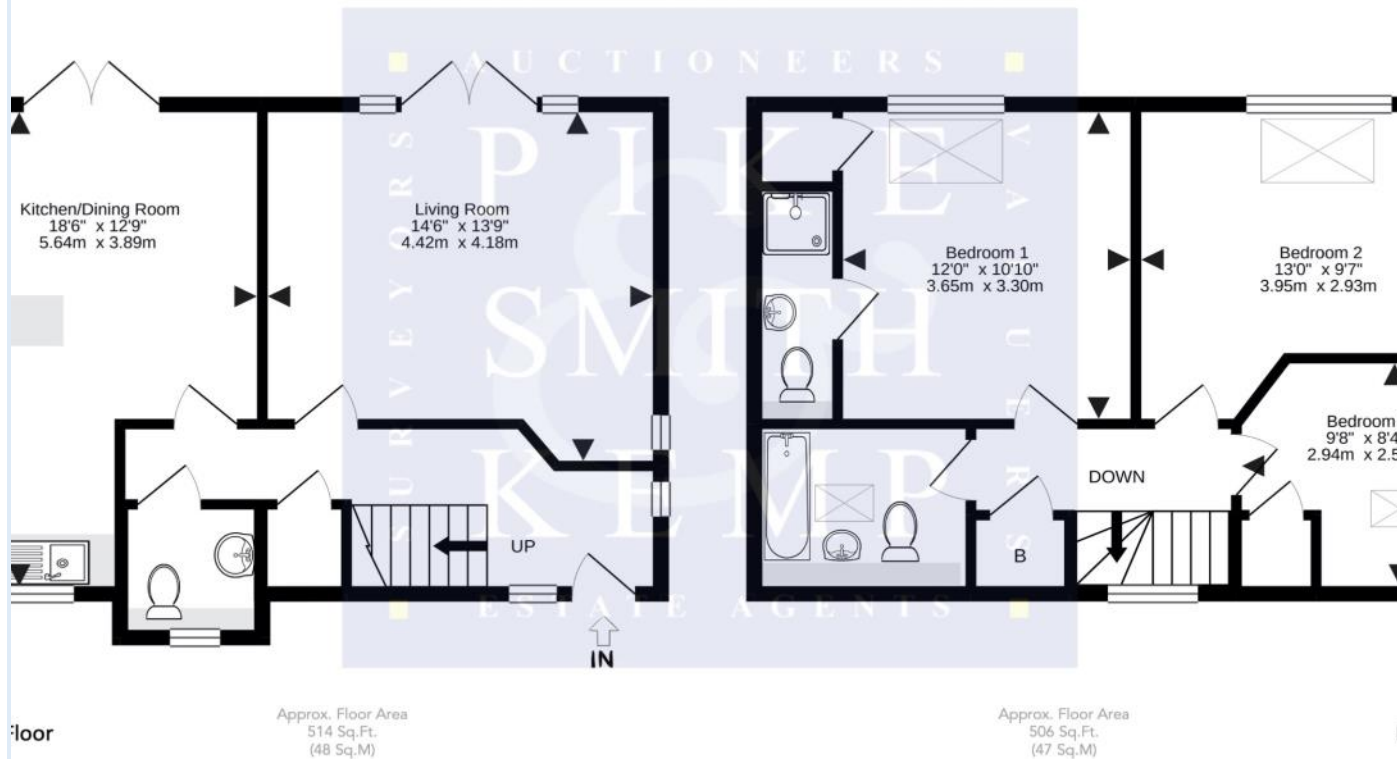
Energy Rating: Current B (84) Potential B (85)

Environmental Impact Rating: Current B (86) Potential B (88)

Local Authority: South Oxfordshire District Council

Council Tax Band: D

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



The approximate total area for the elements of the property represented on the floorplan is 95 SqM (1020 Sq.Ft)

Bambooks Mews, Thame, Oxfordshire, OX9 3BU

This floor plan provided by Expert Survey Solutions Ltd is for indicative guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. Details shown on this floorplan including all measurements, areas and proportions cannot be guaranteed by either the provider or marketing estate agent and should not be relied upon. If there is any area where accuracy is required, please contact the appropriate agent for clarification.

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.

Commuting: 14 miles east of Oxford, 10 miles south-west of Aylesbury, Thame is easily accessible from the M40 at Junction 7 and 8. The nearest train station is Haddenham and Thame Parkway which is on the main line between Marylebone Station, London and Birmingham

PIKE SMITH & KEMP

13 High Street, Thame OX9 2BZ

Tel: 01844 218258

email: thame@pikesmithkemp.co.uk

Thame - Marlow - Cookham - Maidenhead

