

# 21 ROBIN GIBB ROAD

THAME, OXFORDSHIRE, OX9 3FD



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**A beautifully presented and upgraded three bedroom, semi detached home on this highly sought after development on the outskirts of Thame, within walking distance of the High Street.**

Built in 2018, the property has benefited from upgraded fixtures and fittings and is neutrally decorated with farrow and ball paint and Colefax and Fowler wallpaper throughout. On entering the property, the spacious entrance hall has a downstairs cloakroom and ample understairs storage. The sitting room is generously proportioned with plantation shutters to the windows. The kitchen/diner is at the rear of the property and benefits from Silestone quartz worktops and a wide range of base and floor units with soft closing drawers. There is also a separate utility room with side access to the property and plumbing for utilities as well as additional and matching kitchen cupboards. Upstairs there is a generous landing with three bedrooms, two of which are double and a single. The main bedroom benefits from an en-suite shower room and white plantation shutters. There is also a family bathroom with a shower above the bath. Both bathrooms have upgraded wall and floor tiles. The single bedroom has built in triple wardrobes and is currently used as a dressing room. The garden is west facing and has an outside tap and power socket with side access. There is also off road parking for two cars.

‘A SPACIOUS AND BEAUTIFULLY PRESENTED FAMILY HOME’



## IN BRIEF

- Three bedrooms
- Large kitchen/diner with patio doors onto the garden
- Bathroom & ensuite shower room
- Ideally situated for Thame High Street



## OVERVIEW

- Built in 2018 by Persimmon homes and still 8 years remaining on the NHBC warranty
- High specification and upgrade throughout
- Large kitchen/diner overlooking rear garden
- Two double bedrooms and a single
- Communal gardens and open space
- Driveway parking for two cars
- Main bedroom with en-suite shower room
- Idyllic location yet close to all amenities

**GUIDE PRICE: £415,000 FREEHOLD**

## SUPPLEMENTARY INFORMATION

**Services:** Mains gas, electricity, drainage and water

**Heating:** Gas central heating to radiators

**Energy Efficiency Rating:** Current B (87) Potential A (96)

**Local Authority:** South Oxfordshire District Council

**Council Tax:** D

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.

Commuting: 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 Haddenham and Thame Parkway which is on the main line between Marylebone Station, London and Birmingham.

### PIKE SMITH & KEMP

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