

# 20 ROUNDHEAD DRIVE

THAME, OXFORDSHIRE, OX9 3DG



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**A beautifully presented and extended three bedroom family home set in a fantastic location in the popular market town of Thame. It is within easy walking distance of the High Street and all of its amenities.**

Originally built in the 1960s, on the ever popular Lea Park development, the house has been remodelled and extended by the current owners to provide flexible living accommodation.

Downstairs the property has flexible living space with a spacious sitting room that leads onto a fabulous, I-shaped kitchen/diner/family room with a large kitchen island and underfloor heating with bi-fold doors opening onto the garden. There is also an additional reception room that is currently used as a playroom. The kitchen has a wide range of cream base and floor units with integrated appliances. There is also a downstairs cloakroom and utility room.

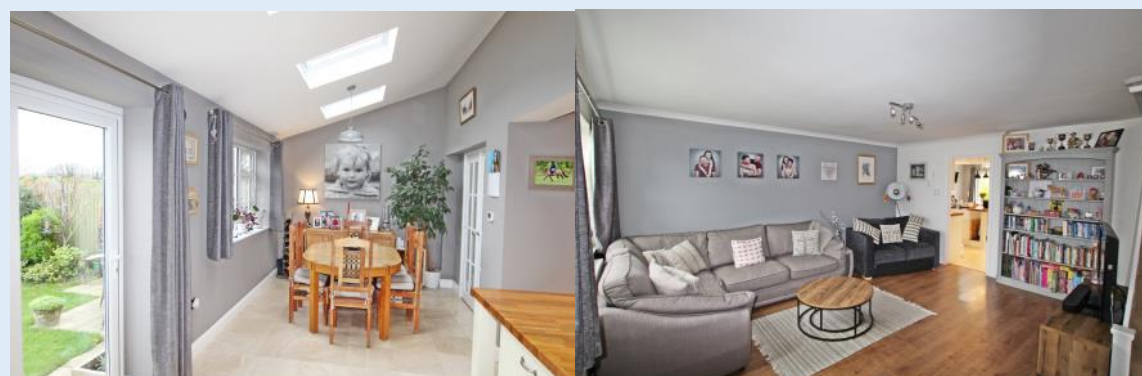
Upstairs, there are two double bedrooms and a single bedroom as well as a recently fitted family bathroom.

Outside, the rear garden has a patio area and a gate leading onto the park beyond—ideal for free range children!

To the front, the property has off road parking for three cars as well as a garage in a block.

Our clients say “This is a fantastic family home ideally situated for all Thame has to offer with flexible living space and we have enjoyed maximising the living space”.

‘A FANTASTIC FAMILY HOME & A GARDENERS’ DELIGHT’



## IN BRIEF

- Three bedrooms
- Flexible living space
- Sunny garden with direct access onto the park
- Ideally situated for Thame High Street & Schools





## OVERVIEW

- Three bedrooms
- Sitting Room
- Study/Playroom
- Large L-shaped kitchen/diner/family room
- Downstairs Cloakroom
- Utility room
- Family bathroom
- Well Appointed throughout
- Garage and extensive driveway parking
- Mature landscaped gardens
- Sought After Location
- Fantastic Commuter Access

**GUIDE PRICE £395,000 FREEHOLD**

## SUPPLEMENTARY INFORMATION

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

**Heating:** Gas central heating to radiators

**Energy Efficiency Rating:** Currently 64 (D) Potentially 86 (B)

**Local Authority:** South Oxfordshire District Council

**Council Tax:** C

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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