

# 25 ARNOLD WAY

THAME, OXFORDSHIRE OX9 2QA



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**Set within a cul-de-sac this substantial five bedroom detached home is situated in an idyllic location close to the Cuttlebrook nature reserve and Thame High Street. It offers flexible living accommodation with three reception rooms, three bathrooms and five bedrooms as well as possibly the only house in Thame to have a BBQ Hut!**

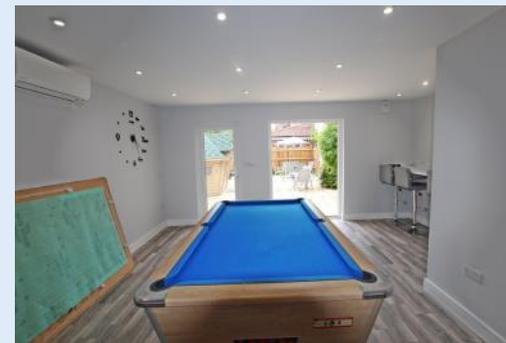
From the front door the property consists of a entrance hallway giving access to ground floor rooms. The spacious living room has double doors giving access to the rear garden. The dining room is open to the living room providing great space for entertaining. The contemporary kitchen breakfast room has integrated double oven and space for appliances. There is a breakfast bar. From the breakfast area there is a separate utility room. A third reception room downstairs could be used as a playroom, study or snug. There is also a downstairs cloakroom.

From the hallway, stairs lead to first floor landing. The guest bedroom has built in wardrobes and an en-suite bathroom. There are two further double bedrooms and one single bedroom as well as a family bathroom.

From the first floor there are stairs to the spacious master bedroom with open plan bathroom with double sinks and a roll top bath.

Outside there is an enclosed rear garden that is ideal for entertaining with a newly installed BBQ hut, hot tub and games room with pool table. There is driveway parking for several cars.

“BRIGHT, MODERN AND FAMILY-FRIENDLY”



## IN BRIEF

- Substantial detached Family home with four double plus one single bedrooms
- Three reception rooms, two en-suites and family bathroom
- Contemporary kitchen / breakfast room and separate utility.
- Quiet cul-de-sac location in desirable market town
- Enclosed gardens with BBQ Hut, Hot Tub and Games room.



## OVERVIEW

- Detached five bedroom property
- Large living room with double doors to rear patio
- Spacious dining room opening into living room
- Kitchen / breakfast room
- Family room / snug or office
- Utility room
- Cloakroom
- Master bedroom with open plan bathroom
- Guest bedroom and ensuite bathroom
- Two further double bedrooms and one single bedroom
- Family bathroom
- Mature enclosed garden
- Double Garage
- Multi car driveway

**GUIDE PRICE**

**£800,000**

## SUPPLEMENTARY INFORMATION

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

**Heating:** Gas Central Heating to radiators

**Energy Rating:** Currently D (68) , Potentially C (78)

**Environmental Impact Rating:** Currently D(61) , Potentially C (72)

**Local Authority:** South Oxfordshire District Council

**Council Tax Band:** E

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

## Arnold Way, Thame, OX9 2QA

APPROX. GROSS INTERNAL FLOOR AREA 2228 SQ FT 207 SQ METRES (INCLUDES GARAGE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. This floor plan was constructed using measurements provided to Niche Communications by a third party.

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## 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

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