

8 CHESTNUT AVENUE

THAME, OXFORDSHIRE OX9 2AP



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Situated within a short walking distance of Thame High Street on this highly sought after development is this extended and much improved three/four bedroom, two/three reception room family home. It offers bright, modern and family friendly living and has large front and rear gardens with garage and parking.

Originally constructed in the 1960's, the property has been updated and remodelled by the current vendors and has a bright open plan sitting room leading onto the dining room which in turn, has French doors opening onto the terrace. The kitchen has a range of base and floor units as well as a double oven. From the kitchen, there is access to the garage as well as reception 3/bedroom 4 which is currently being used as a large office. There is also a downstairs cloakroom. Upstairs, the property has two double bedrooms, as well as a single bedroom and a white family bathroom with shower over bath. Outside, there is a well stocked and maintained, south facing, rear garden of approx. 85ft with lawned area and terrace and clearly divided areas of the garden. There is a vegetable patch, greenhouse and three sheds. It offers the buyer the opportunity to extend (STPP) and this property has the potential to be a fabulous 5 bedroom, 2 bathroom home.

“BRIGHT, MODERN AND FAMILY-FRIENDLY”



IN BRIEF

- Highly sought after, extended three/four bedroom, family home
- Walking distance of Thame High Street
- Large open plan sitting room/dining room
- Large and sunny back garden with well established zones
- Ideal living space for family living and entertaining



OVERVIEW

- Sit in kitchen overlooking the garden
- Three/four bedrooms
- Two/three reception rooms
- Dining room overlooking the garden with patio doors
- Large enclosed, south facing garden with established beds and vegetable patch
- Multi car driveway
- Integrated garage
- Walking distance of Thame High Street

GUIDE PRICE **£695,000**

FREEHOLD

SUPPLEMENTARY INFORMATION

Services: Mains gas and electricity, drainage and water

Heating: Gas fired central heating

Energy Rating: Current D (66) Potential B (84)

Environmental Impact Rating: Current D (60) Potential B (81)

Local Authority: South Oxfordshire District Council

Council Tax Band: E

Broadband: 25 mb

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.

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