

1 DROVERS CRESCENT

THAME, OXFORDSHIRE, OX9 2FR



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A beautifully presented, substantial four double bedroom detached home on this highly sought after development on the outskirts of Thame, within walking distance of the High Street.

Built in 2017, the property has benefited from upgraded fixtures and fittings and is neutrally decorated to a high standard throughout. The enclosed garden has been professionally landscaped offering great entertainment and play space.

The property has generous accommodation arranged over three floors. The downstairs has a large reception room with double aspect windows. The spacious kitchen/diner offers a fantastic family space opening onto the garden with French doors. The stylish kitchen has a wide range of base and floor units and integrated appliances, as well as a separate utility area and downstairs cloakroom.

On the first floor, the spacious landing leads to three double bedrooms with the principal bedroom offering an en-suite and dressing room. The first floor also features the modern family bathroom. The second floor features a substantial master suite with generous dressing room and en-suite

Outside, the property offers a pretty walled garden with mature shrubs, an ideal space to play, relax and entertain. At the bottom of the garden there is access to the large garage which also features a separate room with power and light, ideal as a home office, hobby room or secure storage. The property also benefits from driveway parking.

The property is a moments walk from the ponds and fields of the development as well the allotments soon to be available and the local play park. It is ideally suited for Thame leisure centre, Lord Williams school and Thame High street as well as the beautiful Cuttlebrook Nature reserve and the popular Phoenix Trail.

‘BEAUTIFUL FAMILY TOWNHOUSE IN SOUGHT AFTER LOCATION’



IN BRIEF

- Four double bedrooms
- Large kitchen/diner with separate utility area
- Separate Master Suite
- Ideally situated for Thame High Street & Schools



OVERVIEW

- Built in 2017 by Bloor Homes
- High specification throughout
- Large kitchen/diner overlooking the garden
- Separate Utility room
- Four double bedrooms
- Separate Master Suite
- Family Bathroom & Two en-suites
- Detached garage and driveway parking
- Home office potential
- Fantastic Commuter Links
- Idyllic location yet close to all amenities
- NHBC warranty remaining

O.I.E.O: £700,000 FREEHOLD

SUPPLEMENTARY INFORMATION

Services: Mains gas, electricity, drainage and water

Heating: Gas central heating to radiators

Energy Efficiency Rating: Currently 85 (B) Potentially 93 (A)

Local Authority: South Oxfordshire District Council

Council Tax: E



The approximate total area for the elements of the property represented on the floorplan is 163 SqM (1755 Sq.Ft)

Drovers Crescent, Thame, Oxfordshire, OX9 2FR

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/letting agency 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 Medieval, 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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