

5 MARSTON ROAD

THAME, OXFORDSHIRE, OX9 3YF



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A beautifully presented four bedroom detached home in this highly sought after cul-de-sac location on the outskirts of Thame, within walking distance of the High Street.

This immaculately presented property is the ideal family home in Thame offering spacious flexible living accommodation in a location perfect for access to schools and the high street amenities. The stylish open hallway provides versatile living space and leads onto a modern kitchen with a range of base and eye level units, integrated appliances and granite worktops. The kitchen opens onto a sunny garden room with under-floor heating offering fantastic space for dining and relaxation. The cosy living room with a feature gas fire place is an ideal place to enjoy in the evening. Downstairs also offers a fourth bedroom or study as well as fantastic utility space and a contemporary downstairs shower room. Upstairs, the spacious master bedroom offers substantial built in storage. There is a further bright double at the rear of the property and a third bedroom which can also accommodate a small double bed. The family bathroom is well appointed with airing cupboard storage.

Outside, there is an pretty south facing landscaped garden mainly laid to lawn with well established borders of mature shrubs. There is generous patio space, ideal for outdoor entertaining and al fresco dining. The front of the property offers a recently upgraded driveway accommodating two cars as well as the garage which can also be accessed from within the property.

The property is ideally located for Lord Williams School and the local primary schools as well as being within walking distance of everything Thame has to offer.

‘A FABULOUS FAMILY HOME IN A SUPERB LOCATION’



IN BRIEF

- Four Bedroom Detached Home
- Flexible Living Space
- Bathroom & separate shower room
- Ideally situated for Thame High Street



OVERVIEW

- Sought after Cul-de-Sac Location
- South facing landscaped garden
- Flexible Living Space
- Conservatory Garden Room
- Study/Bedroom 4
- Utility Space
- Downstairs Shower Room
- Garage and driveway parking

GUIDE PRICE: £475,000 FREEHOLD

SUPPLEMENTARY INFORMATION

Services: Mains gas, electricity, drainage and water

Heating: Gas central heating to radiators & electric under-floor

Energy Efficiency Rating: TBC

Local Authority: South Oxfordshire District Council

Council Tax: TBC

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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