

# 27 SYCAMORE DRIVE

THAME, OXFORDSHIRE OX9 2AT



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**Situated within a short walking distance of Thame High Street, on this highly sought after development, is this thoughtfully extended and double fronted, four bedroom home. It is set on a large corner plot and offers ample opportunity to re-configure, extend, and update if needed.**

The sitting room has a feature gas fireplace and is filled with light due to the double aspect windows. The dining room is located to the rear of the property overlooking the pretty garden. This in turn leads onto the kitchen which is well equipped with a wide range of base and wall units. There is also a utility area with access to the garden.

The main bedroom which was a later extension, overlooks the rear garden and is incredibly spacious and filled with light. There are three further bedrooms and a family bathroom.

Outside, there is a well stocked and maintained garden with lawned area and terrace as well as an additional side garden. The property is on a large plot with off road parking for several cars and a large double garage with automatic roller door.

“EXTREMELY WELL MAINTAINED AND IN EXCELLENT ORDER THROUGHOUT”



## IN BRIEF

- Highly sought after, extended four bedroom bungalow
- Walking distance of Thame High Street and the Cuttlebrook nature reserve
- Spacious master bedroom overlooking the pretty garden
- Large corner plot
- Ideal living space for family living and entertaining





## OVERVIEW

- Kitchen with separate utility area
- Large sitting room with feature fireplace
- Four bedrooms
- Dining room overlooking the garden with door onto patio
- Large enclosed garden with terrace
- Multi car driveway
- Double garage
- Walking distance of Thame High Street

**GUIDE PRICE**      **£700,000**      **FREEHOLD**

## SUPPLEMENTARY INFORMATION

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

**Heating:** Gas fired central heating

**Energy Rating:** Current D (62) potential C (78)

**Environmental Impact Rating:** Current D potential C

**Local Authority:** South Oxfordshire District Council

**Council Tax Band:** E

**Broadband:** Download 60-73mpg Upload 55 mpg (Halo 1)



The approximate total area for the elements of the property represented on the floorplan is 142 SqM (1525 Sq.Ft)

**27 Sycamore Drive, Thame, Oxfordshire, OX9 2AT**

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 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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