

# 8 DROVERS CRESCENT

THAME, OXFORDSHIRE, OX9 2FR



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**A beautifully presented and upgraded three 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 south facing and enclosed garden has been professionally landscaped and is a real highlight—with a large patio area leading onto the upper lawned area that has established beds and borders.

The property has generous accommodation arranged over two floors and the downstairs has a large reception room with an outlook to the front of the property. The spacious kitchen/diner which overlooks the garden, has a wide range of white base and floor units as well as integrated Bosch appliances, as well as a separate utility area and downstairs cloakroom. There are patio doors onto the garden.

Upstairs, is a spacious landing, and three double bedrooms, the main bedroom benefitting from an en-suite shower room and fitted wardrobes. The family bathroom is fitted with a white suite. There is also a single garage and driveway parking.

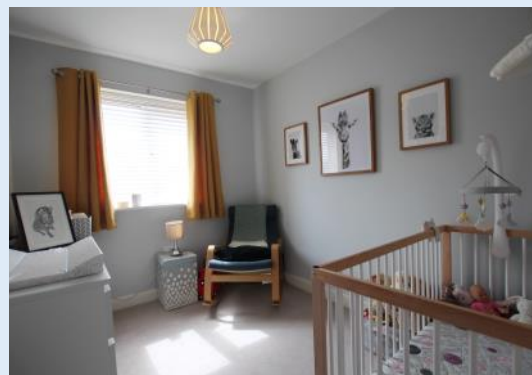
Outside, the property is a moments walk from the ponds and fields of the development and is ideally suited for Thame leisure centre, Lord Williams school and Thame High street.

‘A GREAT FIRST TIME BUY OR INVESTMENT’



## IN BRIEF

- Three double bedrooms
- Large kitchen/diner with separate utility area
- Bathroom & ensuite shower room
- Ideally situated for Thame High Street



## OVERVIEW

- Built in 2017 by Bloor Homes
- South facing, landscaped garden
- High specification and upgrade throughout
- Large kitchen/diner overlooking the garden
- Three double bedrooms
- Communal gardens and open space
- Detached garage and driveway parking
- Idyllic location yet close to all amenities
- NHBC warranty remaining

**GUIDE PRICE: £525,000 FREEHOLD**

## SUPPLEMENTARY INFORMATION

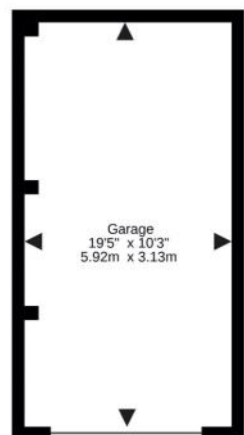
**Services:** Mains gas, electricity, drainage and water

**Heating:** Gas central heating to radiators

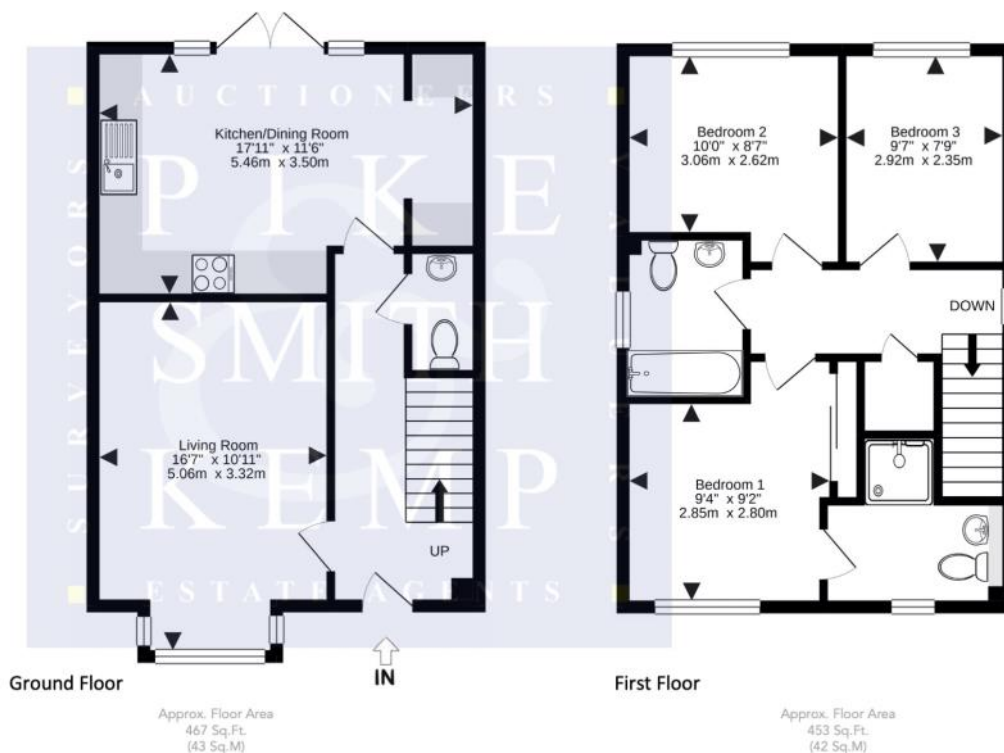
**Energy Efficiency Rating:** Currently 84 (B) Potentially 95 (A)

**Local Authority:** South Oxfordshire District Council

**Council Tax:** E



Approx. Floor Area  
198 Sq.Ft.  
(18 Sq.M)



Ground Floor

Approx. Floor Area  
467 Sq.Ft.  
(43 Sq.M)

First Floor

Approx. Floor Area  
453 Sq.Ft.  
(42 Sq.M)

The approximate total area for the elements of the property represented on the floorplan is 104 SqM (1119 Sq.Ft)

**8 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 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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Thame - Marlow - Cookham - Maidenhead

