

12 OFFA PLACE

THAME, OXFORDSHIRE, OX9 2FU



12 OFFA PLACE

THAME, OXFORDSHIRE OX9 2FU

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

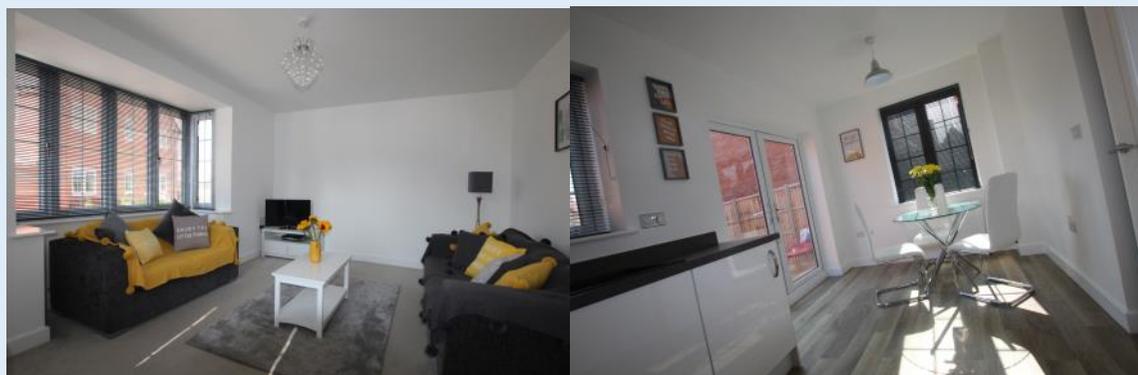
Built in 2018, the property has benefited from upgraded fixtures and fittings and is neutrally decorated to a high standard throughout. The enclosed garden has been professionally landscaped and is a real highlight—with a large decked patio area, that is a real sun trap.

The property has generous accommodation arranged over two floors and the downstairs has a large reception room with an outlook to the front and side 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 appliances. There are patio doors onto the garden and a downstairs cloakroom.

Upstairs, the property has three bedrooms, the main bedroom benefitting from an en-suite shower room. There are two further bedrooms and a family bathroom. There is also a detached single garage and driveway parking for two cars.

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. There will be a park built in time, at the end of the street so ideal for families.

‘A FANTASTIC FAMILY HOME IN A GREAT LOCATION’



IN BRIEF

- Three bedrooms
- Large kitchen/diner with patio doors onto garden
- Bathroom & ensuite shower room
- Ideally situated for Thame High Street



OVERVIEW

- Built in 2018 by Bloor Homes
- Sunny rear garden with decking area
- High specification and upgrade throughout
- Large kitchen/diner overlooking the garden
- Three bedrooms
- Communal gardens and open space
- Detached garage and driveway parking
- Idyllic location yet close to all amenities
- NHBC warranty remaining

GUIDE PRICE: £499,950 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

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.

PIKE SMITH & KEMP

13 High Street, Thame OX9 2BZ

Tel: 01844 218258

email: thame@pikesmithkemp.co.uk

Web: www.pskweb.co.uk

Thame - Marlow - Cookham - Maidenhead

