

11 GREENWAY

THAME, OXFORDSHIRE OX9 3BG



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Situated within a short walking distance of Thame High Street is this extended and much improved five/six bedroom, two reception room family home with the addition of a sunny conservatory. It offers bright, modern and family friendly living and has large front and rear gardens with garage and parking.

Originally constructed in the 1960's, the property has been updated and remodelled by the current vendors and has a bright open plan sitting room leading onto the dining room which in turn, has French doors leading onto the conservatory. The large kitchen has a wide range of base and floor units as well as a double oven. There is also a handy utility room leading off the kitchen. Upstairs, the first floor has three double bedrooms with the main bedroom benefitting from an en-suite, there is also a single bedroom currently used as an office. There is also a family bathroom on this level. The top floor consists of two further double bedrooms which are linked. Outside, there is a well stocked and maintained, rear garden with lawned area and decking.

This home is offered to the market in good condition throughout and has been well maintained by the current owners.

“BRIGHT, MODERN AND FAMILY-FRIENDLY WITH LOTS OF SPACE”



IN BRIEF

- Highly sought after, extended five/six bedroom, family home
- Walking distance of Thame High Street
- Two reception rooms plus conservatory
- Large and sunny back garden with well established borders and decked area
- Ideal living space for family living and entertaining



OVERVIEW

- five/six bedrooms
- two reception rooms with conservatory
- Large kitchen with separate utility
- Large enclosed, garden with established beds and side access
- Multi car driveway
- Walking distance of Thame High Street

GUIDE PRICE **£525,000** **FREEHOLD**

SUPPLEMENTARY INFORMATION

Services: Mains gas and electricity, drainage and water

Heating: Gas fired central heating

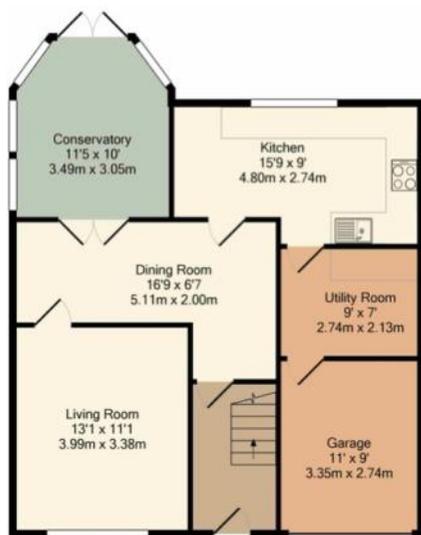
Energy Rating: TBC

Environmental Impact Rating: TBC

Local Authority: South Oxfordshire District Council

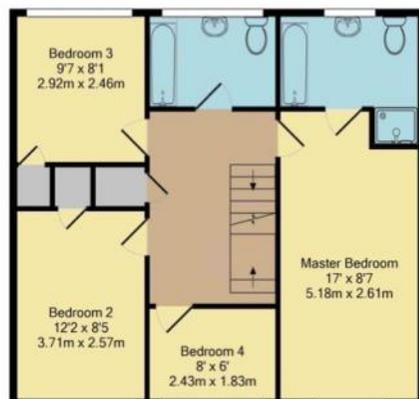
Council Tax Band: TBC

Broadband: TBC



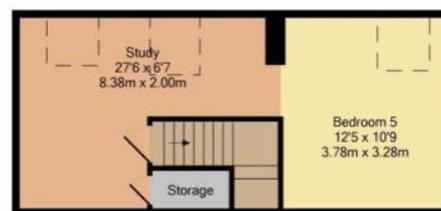
Ground Floor

Ground Floor
Approx. Floor
Area 728 Sq.Ft.
(68 Sq.M)



First Floor

First Floor
Approx. Floor
Area 629 Sq.Ft.
(58 Sq.M)



Second Floor

Second Floor
Approx. Floor
Area 341 Sq.Ft.
(32 Sq.M)

The approximate total area for the elements of the property represented on the floorplan is 158 SqM (1697 Sq.Ft)

11 Greenway, Thame, Oxfordshire, OX9 3BG

This floor plan is provided by Expert Survey Solutions Ltd 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 estate agency and should not be relied upon. If there is any area where accuracy is required, please contact the selling 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.

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