

# 27 BEECH ROAD

THAME, OXFORDSHIRE, OX9 2AN



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‘A FANTASTIC FAMILY HOME & A GARDENERS’ DELIGHT’

**A beautifully presented and extended four double bedroom detached home of some 1760sq. ft., set in this highly sought after location in the popular market town of Thame, nestling on an extensive plot of over 0.2 of an acre. It is within easy walking distance of the High Street and only a short stroll from the beautiful nature reserve, popular Phoenix trail and Lord Williams’s Upper School.**

Originally built in the 1960s, the house was remodelled over the last 10 years by the current owners to provide light, contemporary family living space

Downstairs there is a welcoming reception hall with wooden parquet flooring and modern fitted cloakroom. The three interlinking reception rooms of lounge, dining room and family room also feature original parquet or solid wood flooring and are set around a central modern kitchen which features fully integrated appliances. Upstairs, the four large double bedrooms are accessed via a generous landing. All rooms have ample built in storage and the master offers a contemporary en-suite shower room. The two rear bedrooms enjoy beautiful views towards St. Mary’s Church.

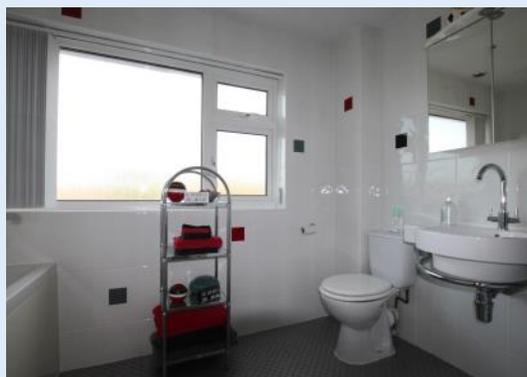
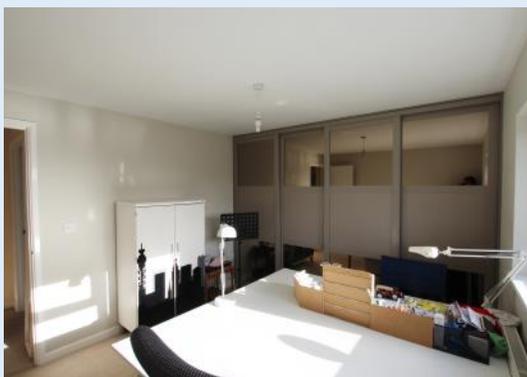
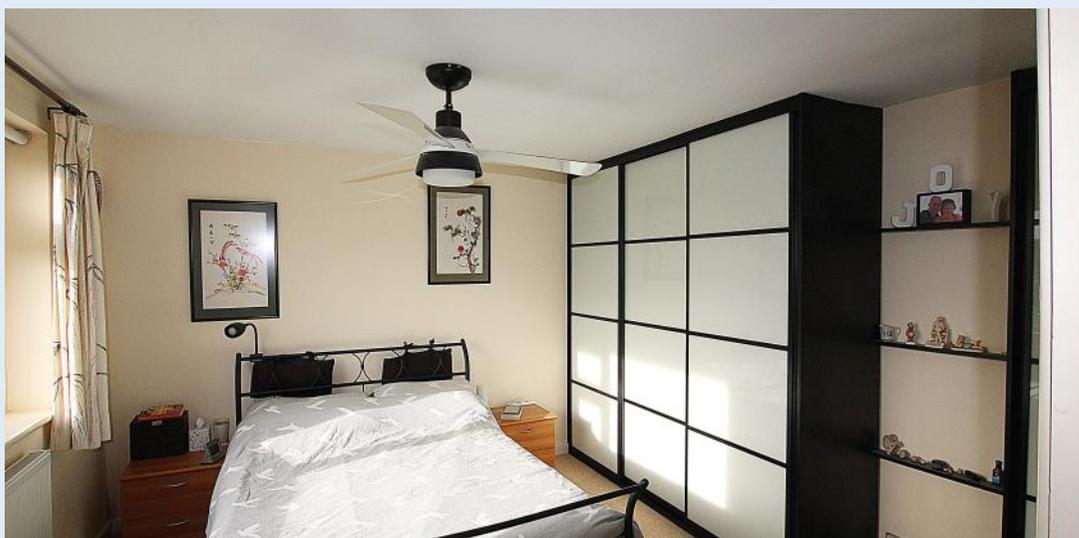
The mature rear garden is landscaped with a charming stream cascading to the wildlife friendly pond inspired by the discovery of a well, now a feature of the lower patio area, ideally suited for alfresco dining with a built in barbeque.

The front of the property features a large brick block driveway with parking for multiple cars and access to an oversized garage with light and power, as well as pedestrian gates to both sides of the property.



## IN BRIEF

- Four Double Bedrooms
- Flexible Living Space
- Mature Landscaped Gardens
- Ideally situated for Thame High Street & Schools



## OVERVIEW

- Four Double Bedrooms
- Family Room
- Dining Room
- Modern Integrated Kitchen
- Additional Reception Room
- Downstairs Cloakroom
- Master Bedroom with En-Suite
- Well Appointed throughout
- Garage and extensive driveway parking
- Mature Landscaped Gardens
- Sought After Location
- Access to Cuttlebrook Nature Reserve & Phoenix Trail
- Fantastic Commuter Access

**OFFERS IN REGION OF: £800,000 FREEHOLD**

## SUPPLEMENTARY INFORMATION

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

**Heating:** Gas central heating to radiators

**Energy Efficiency Rating:** Currently 66 (D) Potentially 78 (C)

**Local Authority:** South Oxfordshire District Council

**Council Tax:** E



The approximate total area for the elements of the property represented on the floorplan is 163 SqM (1757 Sq.Ft)

**27 Beech Road, Thame, Oxfordshire, OX9 2AN**

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

