

13 CHESTNUT AVENUE

THAME, OXFORDSHIRE OX9 2AR



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Situated within a short walking distance of Thame High Street on this highly sought after development and backing onto the Cuttlebrook nature reserve, is this thoughtfully extended and much improved three/four bedroom, two bathroom family home. It offers bright, modern and family friendly living with a wonderful vaulted kitchen/diner at the heart of the home.

Originally constructed in the 1950's, the property has been well maintained by the current owners and is offered in excellent condition throughout. On entering the property, you are immediately greeted with views onto the garden and beyond and the vaulted sitting room with underfloor heating leads onto the recently constructed and sunny conservatory, again overlooking the garden. The spacious and vaulted kitchen/diner offers a range of wall units in glossy black with integrated appliances. There is also a utility room that leads onto a handy covered outdoor area ideal for storage.

The master bedroom has an en-suite and built in wardrobes and there are a further two double bedrooms and a single bedroom. There is also a family bathroom with a shower over the bath.

Outside, there is a well stocked and maintained garden with lawned area and vegetable patch and a raised patio for outside entertaining. There is also a gate leading directly onto the Cuttlebrook. The property is on a large plot with off road parking for four cars.

“BRIGHT, MODERN AND FAMILY-FRIENDLY”



IN BRIEF

- Highly sought after, extended four bedroom, two bathroom bungalow
- Walking distance of Thame High Street
- Master bedroom with en-suite
- Large and sunny back garden with direct access to the Cuttlebrook nature reserve
- Ideal living space for family living and entertaining



OVERVIEW

- Large, vaulted sitting room with direct access to the conservatory
- Large and vaulted kitchen/diner
- Utility Room
- Master Bedroom with en-suite
- Three further bedrooms
- Underfloor heating throughout
- Large enclosed garden with direct access to the Cuttlebrok nature reserve
- Four car driveway
- Walking distance of Thame High Street

GUIDE PRICE

£650,000

SUPPLEMENTARY INFORMATION

Services: Mains gas and electricity, drainage and water

Heating: Gas fired central heating

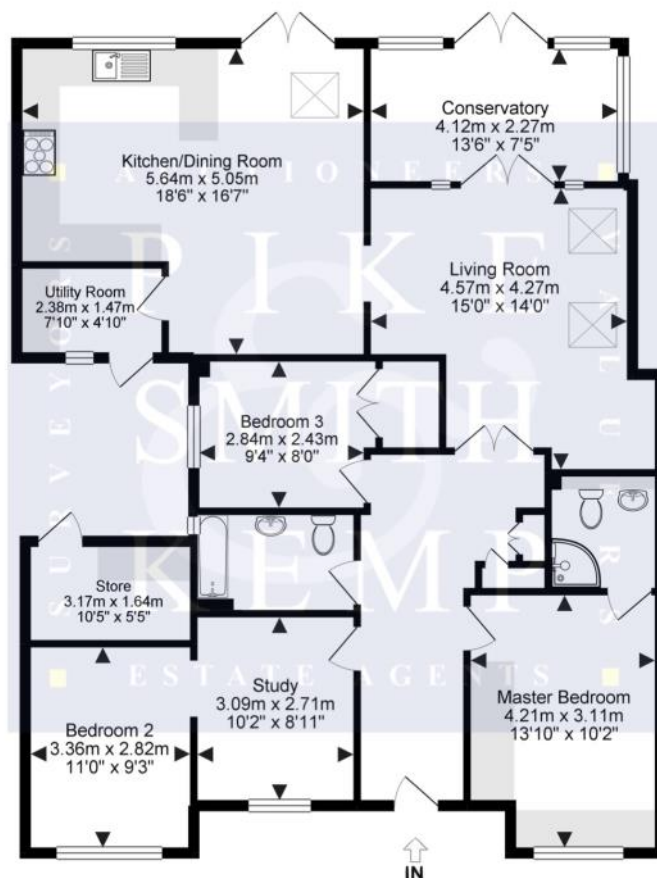
Energy Rating: Current C (77) Potential C (78)

Environmental Impact Rating: Current C (75) Potential C (76)

Local Authority: South Oxfordshire District Council

Council Tax Band: D

Broadband: Standard—up to 17Mb, up to 76 Mb



The approximate total area for the elements of the property represented on the floorplan is 119 SqM (1282 Sq.Ft)

13 Chestnut Avenue, Thame, Oxfordshire, OX9 2AR

This floor plan is 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 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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