

3 WEAVERS BRANCH

THAME, OXFORDSHIRE, OX9 2FQ



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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 2016 , the property has benefited from upgraded fixtures and fittings and is neutrally but tastefully decorated to a high standard throughout. The large and enclosed family friendly garden is a real highlight—with a spacious patio, well kept lawn and a lovely sunny seating area at the rear of the garden.

The property has generous accommodation arranged over two floors and the downstairs has a large, bright reception room with a bay window and 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 Siemens appliances, gas hob and quartz work-tops. There are French doors opening onto the garden ideal for al-fresco dining and entertaining. There is also a large downstairs cloakroom and fabulous storage space under the stairs. Upstairs, there are three double bedrooms, the main bedroom benefitting from a large en-suite shower room and fitted wardrobes. The family bathroom is fitted with a white suite. The property offers ample driveway parking as well as a garage. The garage has been part converted to provide a self contained office space with heating, light and internet connectivity.

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, the Phoenix trail and Cuttlebrook Nature Reserve.

‘A FABULOUS FAMILY HOME IN A SUPERB LOCATION’



IN BRIEF

- Three double bedrooms
- Large kitchen/diner overlooking the garden
- Bathroom & ensuite shower room
- Ideally situated for Thame High Street



OVERVIEW

- Built in 2016 by Bloor Homes
- Outstanding landscaped garden
- Partially converted garage offering a home office with WIFI connectivity
- 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

O.I.E.O: £500,000 FREEHOLD

SUPPLEMENTARY INFORMATION

Services: Mains gas, electricity, drainage and water

Heating: Gas central heating to radiators

Energy Efficiency Rating: Currently 83 (B) Potentially 95 (A)

Local Authority: South Oxfordshire District Council

Council Tax: E



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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