

10 SYCAMORE DRIVE

THAME, OXFORDSHIRE. OX9 2AT



HAMNETT
HAYWARD

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A generous detached bungalow enjoying a wonderful position within the highly sought after 'Chiltern Vale' development just a short walk from the town centre.

Sycamore Drive forms part of a mature development of family homes and bungalows constructed originally during the 1960s located within a short walk of the town centre and Lord Williams's school. The development is also perfectly placed for immediate access to the popular Phoenix Trail, providing a network of glorious walks and just a short distance from the town's Nature reserve. Thame is a highly sought after and picturesque market town, ideally positioned for access to the M40 and Haddenham & Thame Parkway for a comprehensive service into London Marylebone (under 40 mins).

Internally, this bright and airy bungalow has been extended and re-modelled in the 1990's to provide further living space and a separate utility room. The property enjoys well balanced accommodation and particular mention is made of the open plan living/dining room extending to an impressive 26' in length. With glazed panels and double doors stretching the entire width, the room is flooded with natural light and enjoys a wonderful view of the garden. The kitchen is fitted with a comprehensive range of modern cupboard and drawer units with a laminate work surfaces. A substantial utility room offers further matching storage cupboards and access to the garden.

The two double bedrooms are positioned to the front of the bungalow and overlook the lovely front garden and feature a range of fitted wardrobes and storage. Both rooms are served by a modern shower room with walk-in cubicle with Aqualisa shower.

Outside, a particular attribute of this home is the fabulous 0.17 acre plot offering ample parking to the front and a 23' tandem length garage. The front garden is laid to lawn with mature flower and shrub borders. The rear garden is also laid mainly to lawn with a raised terrace offering a sunny south/easterly aspect.

"EXTENDED IN MORE RECENT YEARS THIS SPACIOUS BUNGALOW ENJOYS THE MOST DELIGHTFUL SETTING CLOSE TO THE NATURE RESERVE AND JUST A SHORT WALK FROM THE HISTORIC TOWN CENTRE"



AT A GLANCE

- A unique opportunity to acquire a spacious detached bungalow within a highly sought after position
- Prime location forming part of the Chiltern Vale development close to the town centre
- Well balanced accommodation, two generous bedrooms and a substantial living/dining room
- Ample parking, garage/store and large garden
- Picturesque market town providing good access to London Marylebone in under 40 minutes



SUMMARY

- Entrance hall
- Kitchen
- Utility room
- Sitting room
- Dining room
- Two double bedrooms
- Shower room
- Ample off-street parking for vehicles
- 23' tandem garage
- Generous plot of about 0.17 acres enjoying mature gardens to the front and rear
- Highly sought after development within a short walk of the town centre and The Cuttlebrook Nature Reserve
- Well presented accommodation throughout
- London Marylebone in under 40 minutes from nearby Thame & Haddenham Parkway
- Picturesque market town



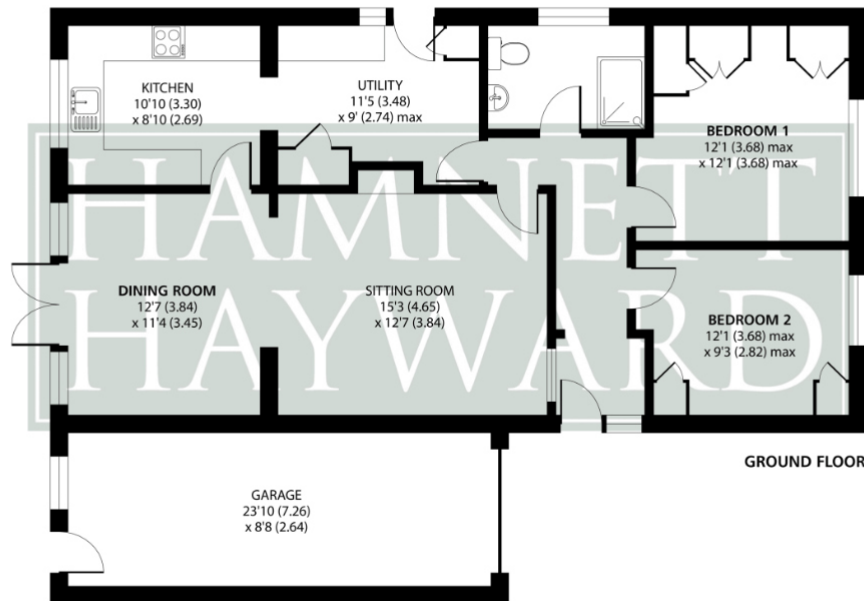
Sycamore Drive, Thame, OX9

Approximate Area = 968 sq ft / 89.9 sq m

Garage = 206 sq ft / 19.1 sq m

Total = 1174 sq ft / 109 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hamnett Hayward Ltd. REF: 1387086

LOCATION

Thame is the quintessential English market town, located close to the Chiltern hills and the city of Oxford. Taking its name from the famous river that flows through its centre, the town is blessed with a long and illustrious history. These days it's a bustling, elegant place with something for all tastes. The pretty High Street is dotted with a mix of Medieval and Georgian buildings and home to a huge range of independent shops as well as bars, public houses and restaurants. A Waitrose and a Sainsbury's supermarket are also located in the centre. Despite Thame's rural position, the town is well positioned for links to London. Trains from the nearby station now reach Marylebone in around 36 minutes (fast train) while the M40 is a short drive from the town centre. Local education facilities are provided for all ages and include three reputable primary schools and the renowned Lord Williams' Comprehensive School which has obtained a good status from Ofsted. The preparatory school of Ashfold is located in the nearby village of Dorton, with a choice of private schools in nearby Oxford, all accessible by bus. All church denominations are catered for with a particularly well known Catholic school

ADDITIONAL INFORMATION

Services: Mains water, gas and electricity

Heating: Gas fired central heating

Energy Rating: Current D (68) Potential C (76)

Tenure: Freehold

Local Authority: South Oxfordshire District Council

Postcode: OX9 2AT

Council Tax Band: E

GUIDE PRICE £625,000



HAMNETT HAYWARD

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