

4 WEBSTER CLOSE

THAME, OXFORDSHIRE. OX9 3TU



HAMNETT
HAYWARD

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A lovely three bedroom home with off street parking, forming part of a popular development overlooking a small open green, within a short walk of the town centre.

Ideally positioned just a short walk from the picturesque town centre, Webster Close is a unique development located behind the town centre constructed in the late 1970's. Overlooking the attractive open green, this lovely home is well placed within a short stroll of the picturesque cricket ground, providing lovely walks extending over The River Thame. 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, an entrance hall opens to a spacious open plan reception room providing a light and airy living/dining room, which in turn opens to the kitchen. This impressive room extends to 24' in total and enjoys an outlook over the front garden and green beyond. The kitchen itself is fitted with a range of modern base and eye level cupboard and drawer units with work surfaces extending into a breakfast bar. Appliances include an electric oven with 4 ring gas hob over, a free standing fridge, dishwasher and plumbing for a washing machine.

To the first floor are three bedrooms, served by a modern bathroom suite with shower over bath and a heated towel rail.

Outside, the property enjoys a wonderful position overlooking the attractive green, off street parking is available to the front with a single garage located within a block at the rear. The rear garden offers a private Southerly aspect and enclosed with panel fencing, a personnel gate is located at the bottom of the garden with a footpath connecting to the front and garage to the rear. Laid predominantly to lawn, the garden has a large terrace with timber decking providing an ideal position for entertaining and summer barbecues.

This lovely home offers a unique opportunity to acquire a three bedroom property with parking so close to the town centre, very seldom are properties available within close proximity of the town centre and within a short walk of the picturesque cricket ground and St Mary's church. The property is also ideally positioned within a short walk of the reputable Barley Hill Primary school.

"A LOVELY THREE BEDROOM HOME FORMING PART OF A SMALL DEVELOPMENT TUCKED BEHIND THE TOWN CENTRE OVERLOOKING A SMALL OPEN GREEN, ALL WITHIN A SHORT WALK OF THE THRIVING TOWN CENTRE"



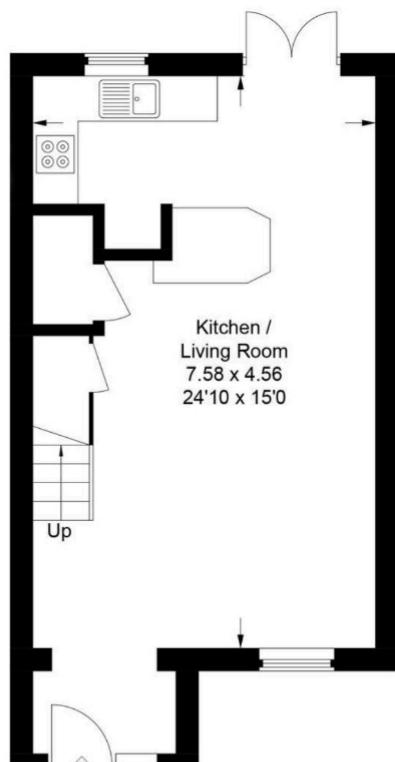
At a Glance

- A lovely 3 bedroom home with parking, enjoying a superb location around a small open green
- Highly desirable location within a short walk of the thriving town centre
- Generous open plan kitchen/dining room opening to the garden
- Vacant possession with no onward chain
- London Marylebone in under 40 minutes from Haddenham & Thame parkway

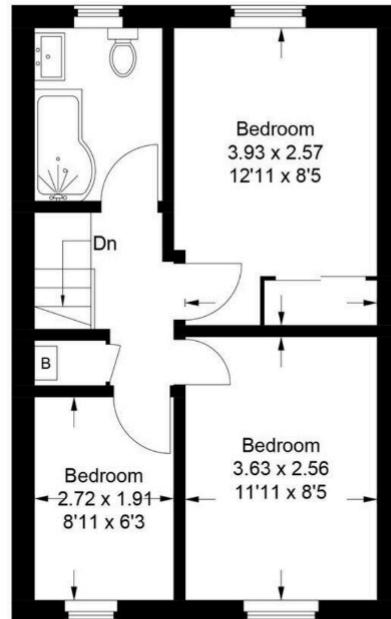


SUMMARY

- Entrance hall
- 24' Open plan kitchen/dining/living room
- Kitchen/breakfast room with appliances and doors opening directly to rear garden
- Living/dining room
- Three bedrooms
- Bathroom with shower over
- Off street parking to the front
- Garage in a block
- Enclosed rear garden with a Southerly aspect
- Superb central town location overlooking a small green
- Gas fired central heating to radiators
- Vacant possession with no onward chain
- Within a short walk of the thriving town centre
- Just a stones throw from Barley Hill primary school
- London Marylebone in 36 minutes from nearby Thame & Haddenham Parkway
- Picturesque market town



Ground Floor



First Floor

4 Webster Close

Approximate Gross Internal Area
 Ground Floor = 37.6 sq m / 405 sq ft
 First Floor = 34.6 sq m / 372 sq ft
 Total = 72.2 sq m / 777 sq ft

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, as well as the recently opened Gail's bakery. Despite Thame's rural location, 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. A bus is also available for the three Grammar schools in nearby Aylesbury. 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. The M40 (junction 8a) is within striking distance offering access to Oxford, London and the nearby Bicester retail village. For restaurants, Le Manoir Aux Quat Saisons, Sir Charles Napier and the Nut Tree, are close by.

ADDITIONAL INFORMATION

Services: Mains water, Gas & Electricity
 Heating: Gas fired central heating to radiators.
 Energy Rating: Current C (76) Potential B (89)
 Local Authority: South Oxfordshire District Council
 Postcode: OX9 3TU
 Council Tax Band: C