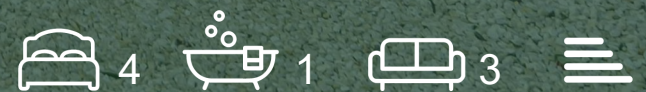


# HAMNETT HAYWARD



21 ALBURY VIEW, THAME, OX9 2LY  
GUIDE PRICE £575,000









# 21 ALBURY VIEW

## THAME, OX9 2LY

- Mature family home recently extended to now offer modern open plan accommodation
- Two further reception rooms
- Small Oxfordshire village with excellent connections to M40 and London Marylebone
- Outstanding 17' 11 x 17' 9 kitchen/dining room with double doors opening onto garden
- Four bedrooms, bathroom and potential to create en-suite shower/bathroom

Set in an elevated position towards the end of a no-through lane, 21 Albury View is a mature detached family home traditionally constructed from brick elevations under a tiled roof that in recent years has been both extended and modernised to now offer contemporary open plan living of a very high standard. Internally accommodation now includes an entrance vestibule and hallway which in turn opens onto a stunning 17'11 x 17'9 kitchen/dining room fitted with a range of Shaker style painted base units with oak worktops, central island and a range of integrated appliances including two ovens, five ring gas hob with extractor over and instant boiling hot water tap. This lovely kitchen also features a walk-in larder and double doors leading to the rear terrace and gardens. Ground floor living continues with a sitting room featuring a contemporary log burning stove and the advantage of a third reception currently used as a snug but would equally make a spacious office. On the first floor the recent two storey extension has created a spacious 23' master bedroom which has scope to include an en-suite to the rear aspect. In addition there are three further good sized bedrooms served by a modern bathroom with separate WC. Externally and of particular note are the gardens and location. To the front aspect there is extensive off street parking laid mainly to gravel which in turn provides access to an integral single garage with plumbing for a washing machine and access to the house. To the rear the garden is of particular note offering a large terrace with the remainder being laid mainly to lawn. Beyond the garden is a lovely open aspect adjoining paddock land. In our opinion 21 Albury View offers well planned accommodation with a contemporary open plan interior enjoying a lovely village location, just a short walk from the local cricket ground, whilst wonderfully connected to Oxford & London.





DIRECTIONS

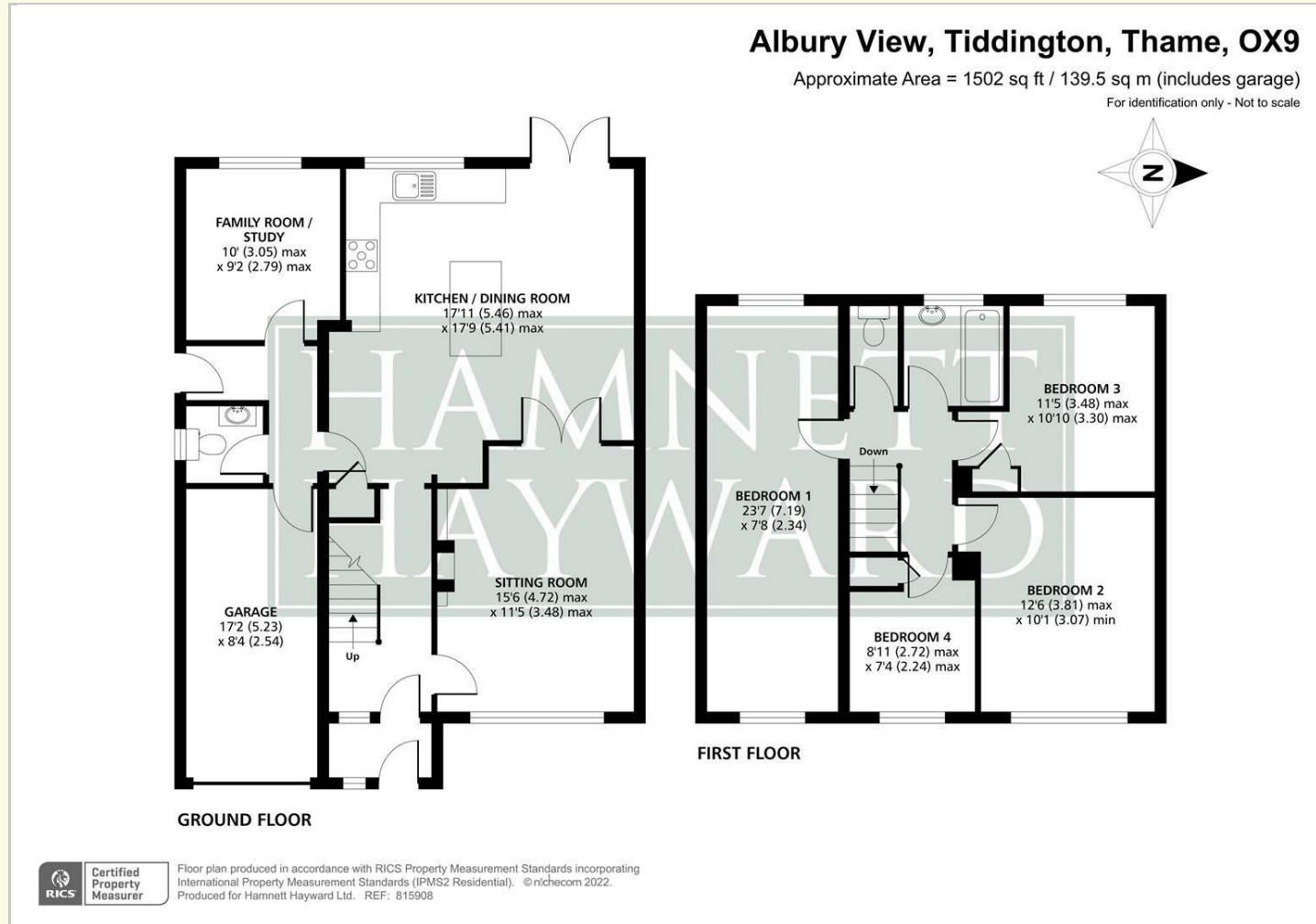




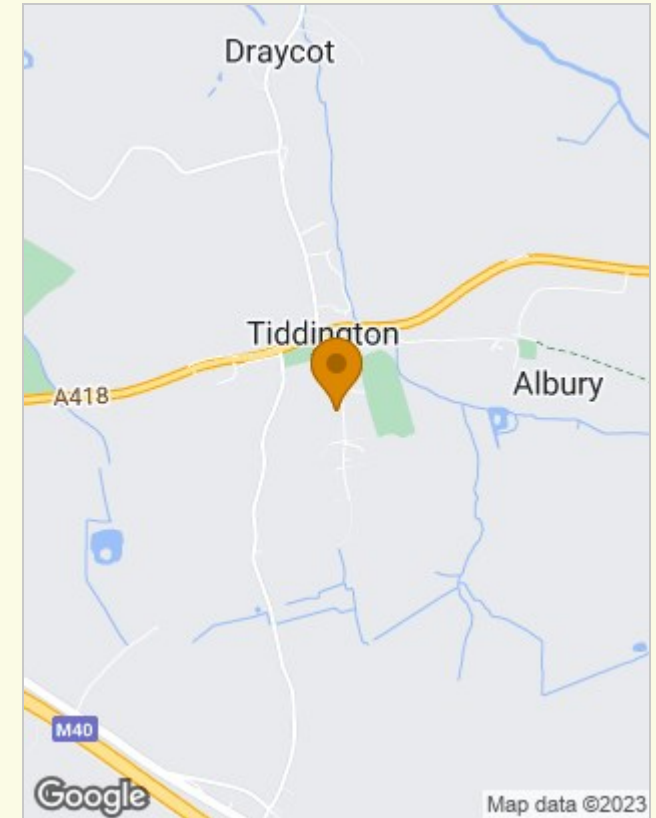




## FLOOR PLANS



## LOCATION MAP



## ENERGY PERFORMANCE GRAPH

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## VIEWING

Please contact our Thame Office on 01844 215371 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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