

HAMNETT HAYWARD



20 ARNOLD WAY, THAME, OX9 2QA
ASKING PRICE £825,000





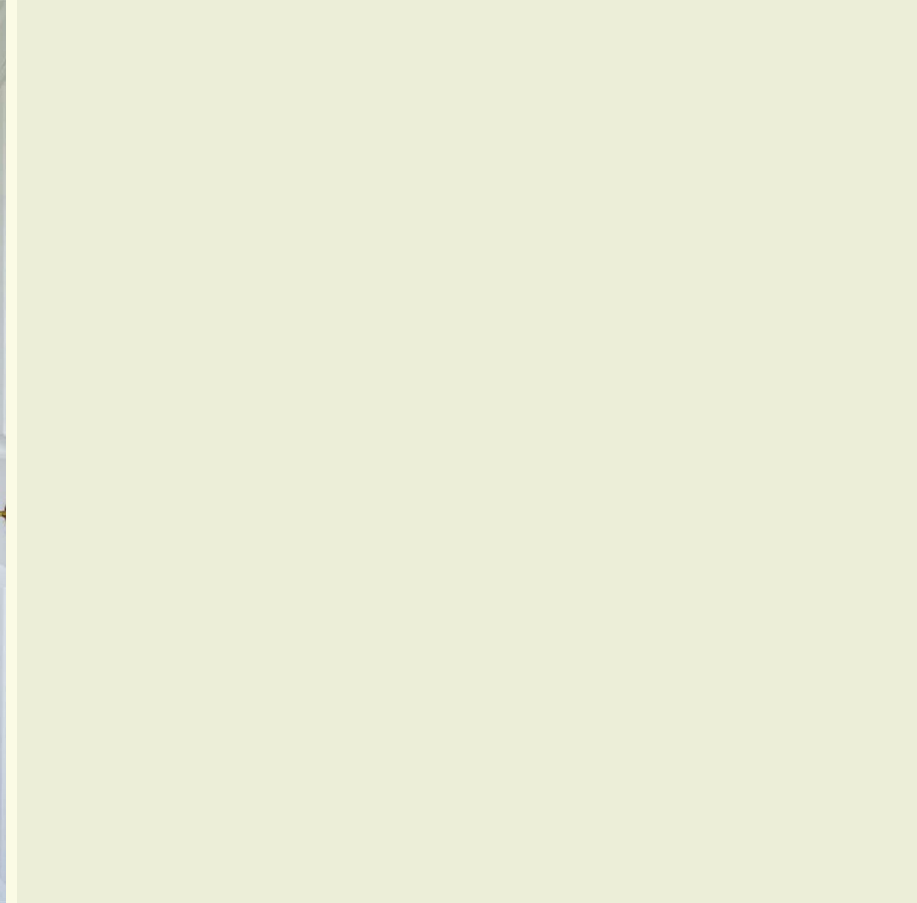
20 ARNOLD WAY

THAME, OX9 2QA

- A unique opportunity to acquire a four bedroom detached home occupying a stunning position
- Truly outstanding position on the fringe of a unique development with views over countryside
- Within a short walk of The Phoenix trail and Nature Reserve, whilst a short stroll from the town centre
- Open plan kitchen/dining room with bi-folds
- Four generous bedrooms including a master bedroom with en-suite
- Ample parking and a detached double garage
- Picturesque market town offering exceptional connections to London Marylebone under 40 minutes

Arnold Way is a select development of just thirty, four bedroom detached homes constructed approximately thirty years ago by Beazer homes to form this impressive 'family friendly' development within a short walk of the town centre. 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. This generous four bedroom detached home is the flagship design within Arnold Way and offers a fabulous plot with a detached double garage and perfectly positioned offering direct views over countryside and the beautiful Chilterns Hills. 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 the property enjoys well balanced accommodation arranged over two floors, particular mention is made of the generous open plan kitchen/dining/family room with bifold doors directly out to the garden and a large 'l-shaped' sitting room with fireplace. The kitchen itself is fitted with a comprehensive range of shaker style cupboard and drawer units with granite work surfaces. A range of fitted appliances include a range style cooker with electric ovens and gas hob, and a dishwasher. A separate utility room offers further storage cupboards, a basin, space for appliances and external access to the garden. Further accommodation to the ground floor includes a cloakroom and a study/family room. To the first floor are four bedrooms including a master bedroom suite offering a lovely view to the rear and benefiting from fitted wardrobes and an en-suite shower room. Three further double bedrooms are served by a family bathroom. Outside, a particular attribute of this home is the fabulous garden, offering a good degree of privacy and a sunny south aspect. To the front is a generous area of parking and a detached



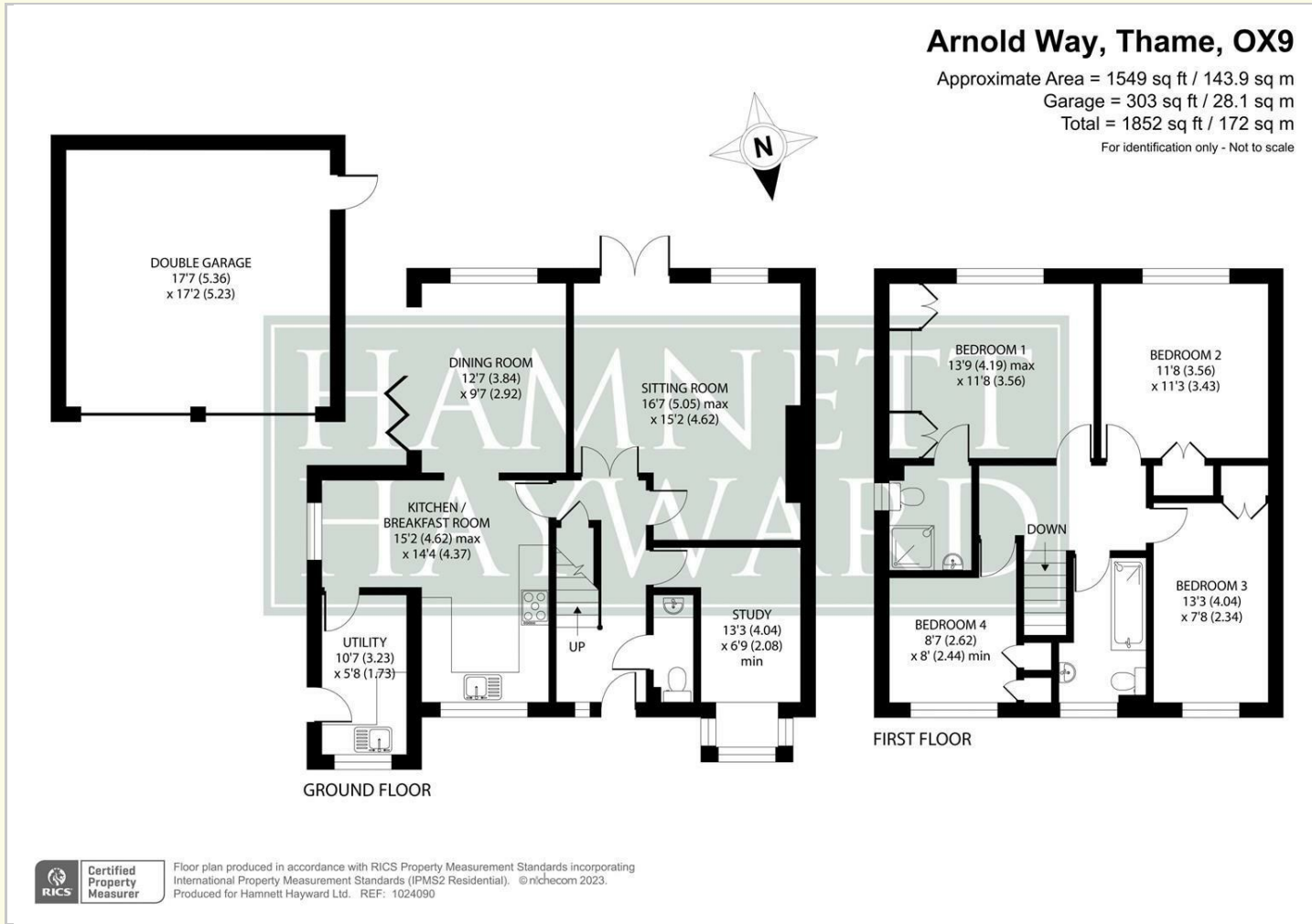


DIRECTIONS

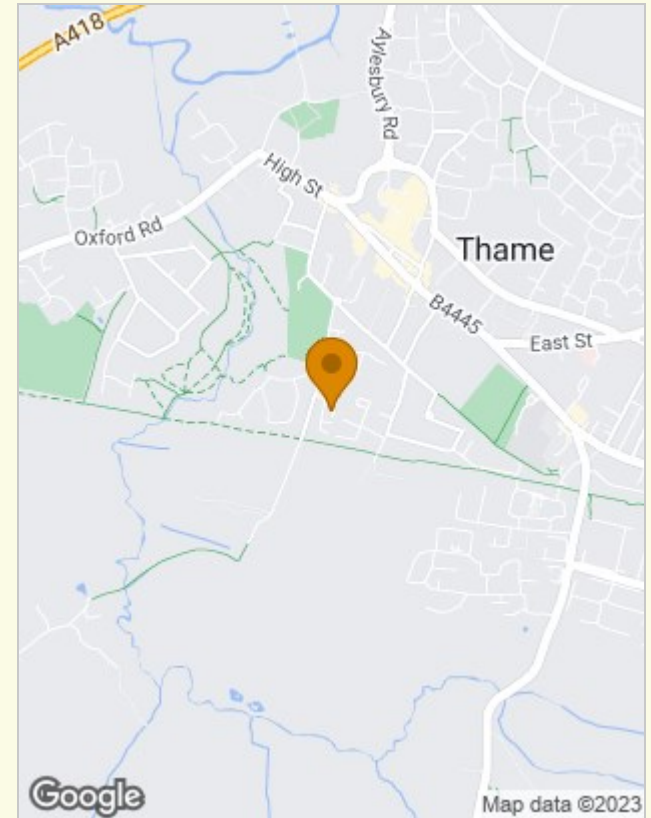




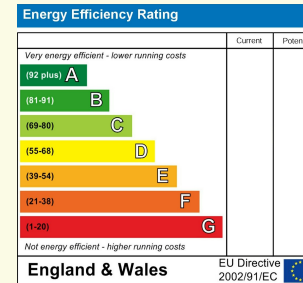
FLOOR PLANS



LOCATION MAP



ENERGY PERFORMANCE GRAPH



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.