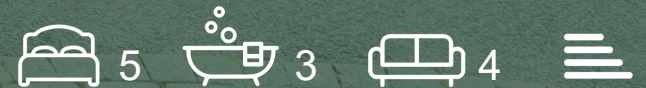


HAMNETT HAYWARD



22 MAPLE ROAD, THAME, OX9 2BH
GUIDE PRICE £1,000,000





22 MAPLE ROAD

THAME, OX9 2BH

- Substantial five bedroom detached family home adjoining open countryside
- Beautiful secluded garden totalling about 0.17 acres with direct access to Phoenix trail
- Sought after cul-de-sac of large detached homes adjoining Cuttlebrook nature reserve
- Bright and airy open plan accommodation opening onto a large terrace
- Easy access to the town centre and only short walk of Lord William's Upper School

Tucked away within a quiet setting adjoining the Cuttlebrook nature reserve and popular Phoenix Trail, 22 Maple Road is an outstanding five bedroom family home enjoying substantial accommodation of over 2,000 sq.ft, forming part of a highly sought after development of just 28 four and five bedroom detached family homes. A large reception hall with cloakroom provides access to all ground floor reception rooms with double doors opening onto a bright and airy open plan sitting room, kitchen and dining room which all benefit from views over the large rear garden. The living room includes a working fireplace and there are two sets of sliding patio doors in the dining area which open directly onto the rear terrace. The kitchen has been fitted with a range of contemporary timber base and wall units with integrated German appliances, granite worktops and is served by a utility room with access to the garden. Further ground floor living space includes a useful study and a family room which has been converted from one of the garages. First floor accommodation does not disappoint with a spacious master suite located over the garage that includes a 17' bedroom, large en-suite bathroom and dressing area with built-in wardrobes. Bedroom two also features an en-suite shower room with the remaining three double bedrooms being served by a modern family bathroom. All five bedrooms have built-in wardrobes. Externally 22 Maple Road includes parking for a good number of vehicles including additional parking to the side of the house. Originally offering a double garage, the property currently has one usable bay but should the second be required, it could easily be converted back without structural alteration. The rear gardens are extremely large for a town house, offer a lovely westerly aspect and total approximately 0.17 acres. The garden is laid mainly to lawn with a large patio to both the rear and side aspect. The sale includes an insulated workshop with power and at the rear of the ga



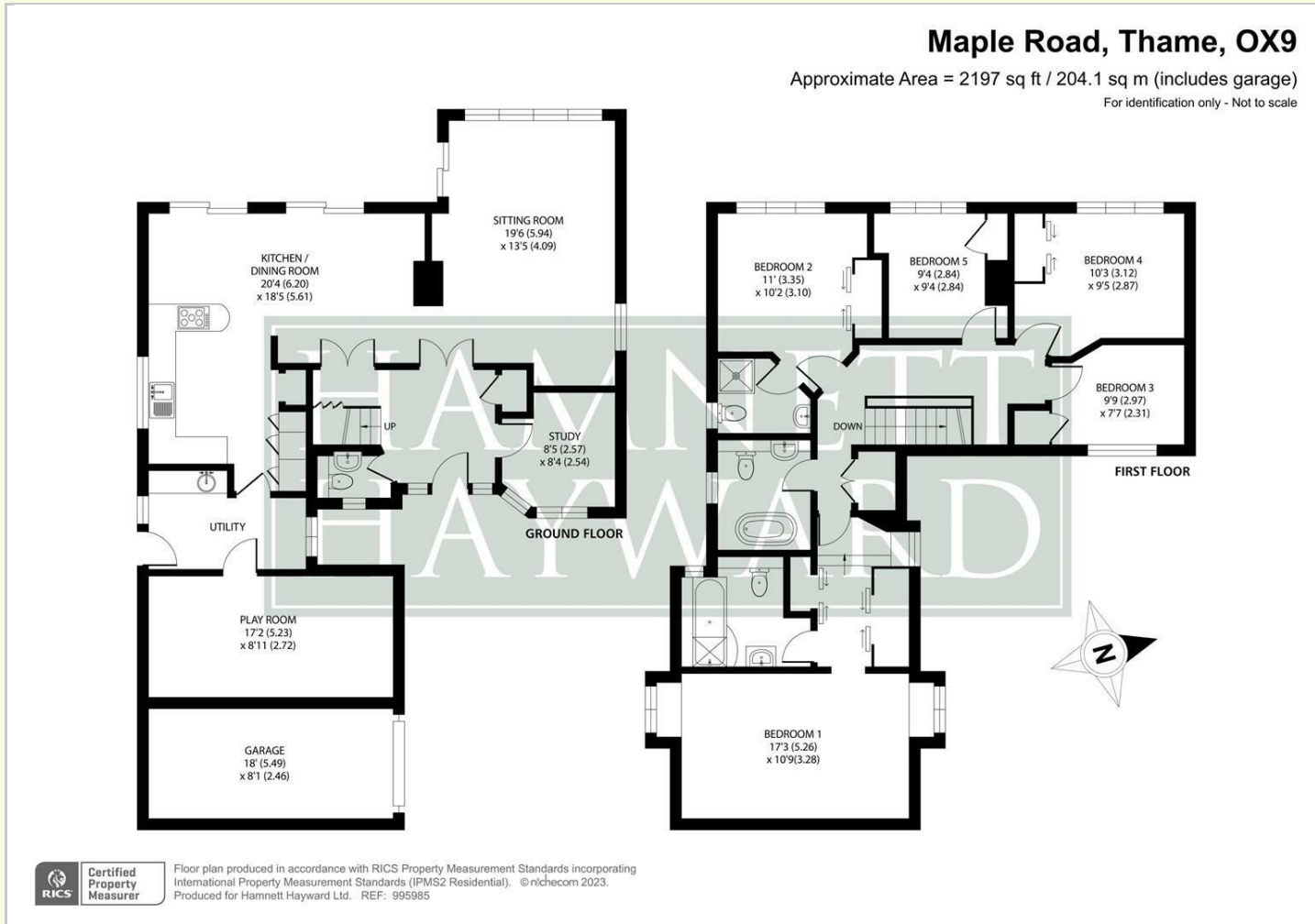


DIRECTIONS

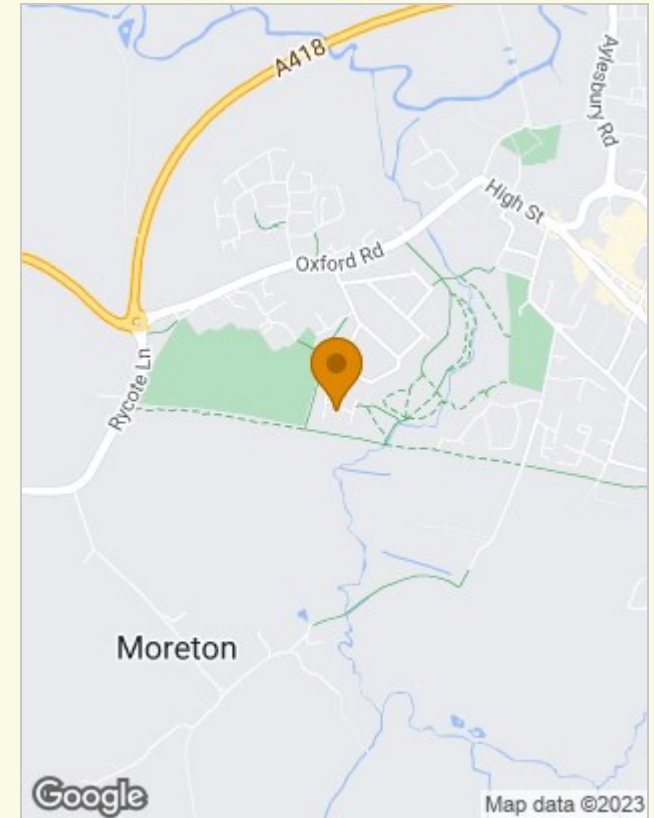




FLOOR PLANS



LOCATION MAP



ENERGY PERFORMANCE GRAPH

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		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.