

# 52 SEVEN ACRES

THAME, OXFORDSHIRE. OX9 3JQ



HAMNETT  
HAYWARD

# 52 SEVEN ACRES

THAME, OXFORDSHIRE OX9 3JQ

**A mature three bedroom family home enjoying a lovely position within the town, just a short walk from the picturesque centre and Lord Williams's school.**

Constructed during the 1970's, Seven Acres is a very exclusive development of three and four bedroom family homes, combined with bungalows all predominately positioned around a central open green. The development is wonderfully positioned within this picturesque market town, just a short stroll from the town's health centre, the reputable Lord Williams's secondary school and the town centre itself for the extensive array of independent shops, cafe's, restaurants and bars. Thame is a beautiful market town situated at the foot of The Chiltern Hills, just a short distance from the City of Oxford and offering an unrivalled rail service into London Marylebone (just 37 minutes).

Step inside and this property benefits from a recently replaced kitchen, a first floor bathroom suite and double glazed windows and doors throughout. The ground floor accommodation briefly comprises; an entrance hall with a shower room, a kitchen positioned to the front and an open plan living/dining room to the rear with double casement doors opening to the garden. Of particular note is the recently replaced kitchen, flooded with natural light and recently fitted with a range of cream fronted units with solid wood work surfaces. Integrated appliances include a stainless steel electric oven with five ring gas hob and a fitted dishwasher. Further accommodation includes a spacious 19' sitting/dining room to the rear, featuring a fireplace and double casement glazed doors opening to the rear garden. To the first floor are three generous bedrooms, including two doubles overlooking the rear garden and a recently replaced bathroom suite with a shower over the bath.

Outside, the property has off street parking to the front and a single garage with power and light. The remainder of the front is laid to lawn with raised timber planters with shrubs. Gated access to the side opens to the rear garden, offering a good degree of privacy and laid predominantly to lawn, enclosed to each side with timber fencing.

This lovely family home is very unique within the town, offering a position close to the centre for access to the many shops on offer and just a short stroll to the Phoenix trail for a network of glorious rural walks. Thame also has excellent access to the M40 for London and the popular service at Haddenham & Thame Parkway providing an unrivalled service to London.

“A MATURE THREE BEDROOM SEMI-DETACHED, HOME FORMING PART OF A QUIET RESIDENTIAL DEVELOPMENT BASED AROUND AN OPEN GREEN, WITHIN A STONE'S THROW OF LORD WILLIAMS'S SCHOOL AND THE TOWN CENTRE”



## AT A GLANCE

- Three bedroom semi-detached family home offering well presented accommodation and gardens
- Highly desirable location within a quiet development around an open green
- Located within a short walk of Lord Williams's school
- Attractive landscaped gardens with a large entertaining terrace, off street parking and garage.
- Fabulous, quiet 'family friendly' development within picturesque market town



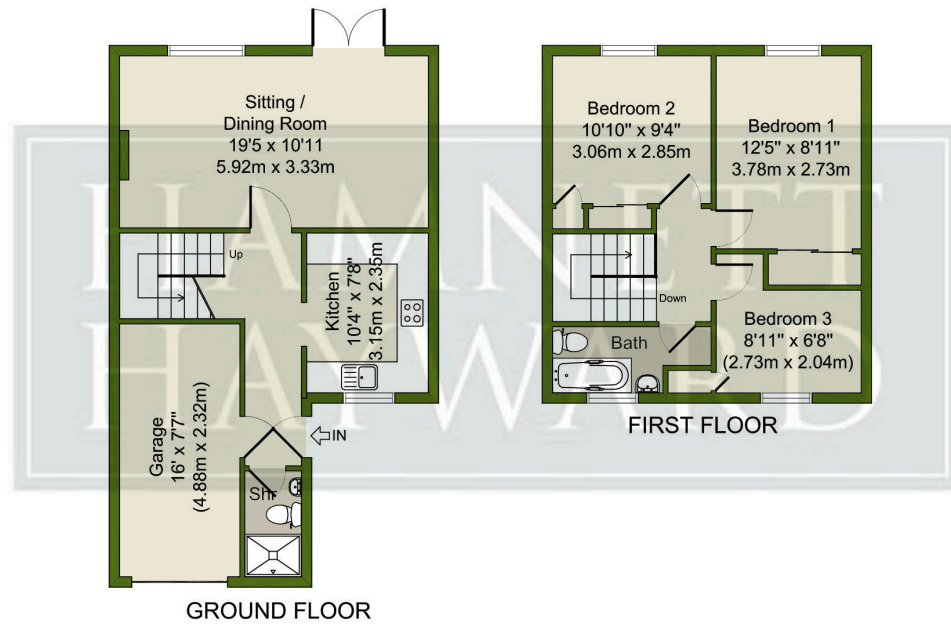
## SUMMARY

- Entrance hall
- Ground floor shower room
- Modern kitchen with integrated appliances
- 19' open plan sitting/dining room
- Three bedrooms
- Recently replaced family bathroom with shower over
- Off street parking
- Garage
- Well tended front garden
- Landscaped rear garden with a recently laid terrace ideal for entertaining
- Gas fired central heating
- Highly sought after development situated around an open green
- Within a short walk of the reputable Lord Williams's secondary school
- Just a short walk from the popular Phoenix trail, providing exceptional rural walks as far as the Chiltern hills
- London Marylebone in 36 minutes from nearby Thame & Haddenham Parkway
- Picturesque market town

**NOT TO SCALE**

Total approx. floor area for Main Dwelling 840 sq.ft. / 78 sq.m  
Total approx. floor area for Garage 108 sq.ft. / 10 sq.m

Total approx. floor area 947 sq.ft. / 88 sq.m



**GROUND FLOOR**

**FIRST FLOOR**

**52 Seven Acres, Thame, Oxfordshire, OX9 3J**

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error or mis-statement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in the specification have not been tested by Hamnett Hayward and no guarantee as to their operating ability or their efficiency can be given.

## 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 & Sainsburys 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's 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 & Electricity

Heating: Gas fired central heating to radiators.

Energy Rating: Current D (67) Potential B (82)

Local Authority: South Oxfordshire District Council

Postcode: OX9 3JQ

Council Tax Band: D

GUIDE PRICE **£480,000**

**HAMNETT  
HAYWARD**

HAMNETT HAYWARD

42 Upper High Street, Thame, Oxfordshire OX9 2DW

Tel: 01844 215371

Email: [thame@hamnetthayward.co.uk](mailto:thame@hamnetthayward.co.uk)