

80 YOUENS DRIVE

THAME, OXFORDSHIRE. OX9 3ZQ



HAMNETT
HAYWARD

80 YOUENS DRIVE

THAME, OXFORDSHIRE OX9 3ZQ

A beautifully presented three bedroom family home enjoying a popular setting within this 'Family Friendly' development.

80 Youens Drive is a much improved three bedroom family home forming part of this highly sought after development on the fringe of the town, with a popular central green. Constructed approximately 23 years ago by Crest Homes, the property forms part of this well regarded development providing direct access onto the stunning phoenix trail and within catchment of the reputable John Hampden primary school.

Internally the property has been considerably improved and a recently extended, single storey extension provides a fabulous open plan kitchen/family/dining room with bi-fold doors opening directly to a private garden. On entering the property an entrance hall with a separate cloakroom opens to the sitting room, fitted with an attractive natural white oak flooring and extending to 18' in length. The kitchen extension is an impressive single storey vaulted room, with electric smart windows and under floor heating throughout. The kitchen is fitted with an extensive range of shaker style units in contemporary blue with a corresponding island unit, both with white Mirostone work surfaces. A range of integrated Bosch appliances include an eye level electric oven, microwave oven, gas hob and dishwasher. A black Franke 4-1 hot tap provides instant boiling water. The kitchen flows seamlessly into the open family/dining room which is flooded with natural light.

To the first floor are three generous bedrooms all served by a modern family bathroom.

Outside, the property enjoys off street parking to the side for two vehicles and a car port has an EV charging point. Gated access opens to the rear garden, extending to approximately 50' in length and offers an excellent degree of privacy. The garden is completely enclosed with timber panel fencing and recently landscaped with timber planters and a grey contemporary terrace ideal for entertaining.

This is a unique opportunity to acquire an immaculate family home with a stunning kitchen extension, all within a popular development close to the reputable John Hampden primary school and close to the renowned Phoenix trail for access to the thriving town centre.

“A MUCH IMPROVED THREE BEDROOM FAMILY HOME ENJOYING A FABULOUS OPEN PLAN KITCHEN EXTENSION AND FORMING PART OF A POPULAR DEVELOPMENT WITHIN A STONES THROW OF THE PHOENIX TRAIL”



AT A GLANCE

- A beautifully renovated family home with the most stunning kitchen extension
- Popular 'family friendly' development with footpath extending to the Phoenix trail
- 22' open plan kitchen/family/dining room extension with bi-fold doors to garden
- Contemporary kitchen with Mirostone work surfaces, boiling tap and integrated Bosch appliances
- Picturesque market town providing good access to London Marylebone (under 40 mins from station)



SUMMARY

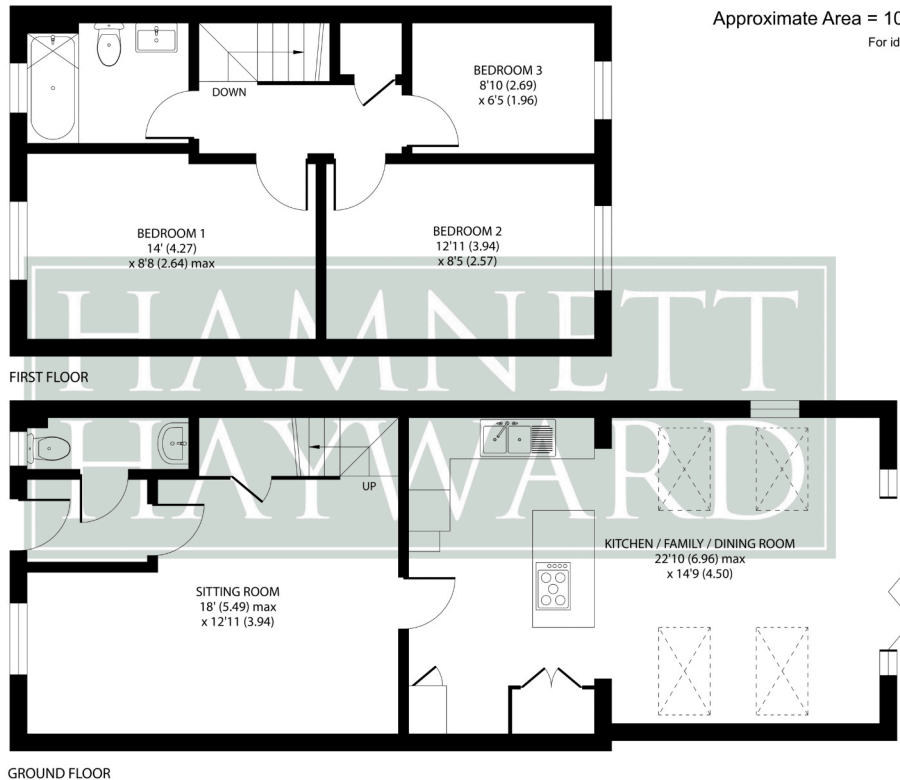
- Entrance hall
- Cloakroom
- 18' sitting room
- Fabulous rear extension providing open plan living with Bi-fold doors to garden
- Well equipped kitchen with a range of integrated Bosch appliances, Franke 4-1 hot tap and Mirostone work surfaces
- Three bedrooms
- Family bathroom
- Off street parking for 2-3 vehicles
- Carport with EV charging point
- Private rear garden extending to approximately 50' in length
- Popular 'family friendly' development
- Close to the well regarded Phoenix trail, connecting to superb country walks
- Within catchment for John Hampden primary school
- London Marylebone in 36 minutes from nearby Thame & Haddenham Parkway
- Picturesque market town
- Presented to the highest standards
- Recently installed boiler, underfloor heating to extension
- Solid oak internal doors



Youens Drive, OX9

Approximate Area = 1049 sq ft / 97.4 sq m

For identification only - Not to scale



FIRST FLOOR

GROUND FLOOR

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' 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, underfloor heating to kitchen/family/dining room extension

Energy Rating: Current C (77) Potential B (88)

Tenure: Freehold

Local Authority: South Oxfordshire District Council

Postcode: OX9 3ZQ

Council Tax Band: C

GUIDE PRICE £450,000



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hamnett Hayward Ltd. REF: 1091217

**HAMNETT
HAYWARD**

HAMNETT HAYWARD

42 Upper High Street, Thame, Oxfordshire OX9 2DW

Tel: 01844 215371

Email: thame@hamnetthayward.co.uk