

27 PICKENFIELD

THAME, OXFORDSHIRE. OX9 3HG



HAMNETT
HAYWARD

27 PICKENFIELD

THAME, OXFORDSHIRE OX9 3HG

A beautifully presented five bedroom detached family home within manicured gardens, enjoying a wonderful position on the edge of a highly sought after development

Pickenfield is a stunning 'family-friendly' development of just 32 individual detached homes completed in 2002 and constructed from classic designs enjoying generous plots. This considerable five bedroom detached home offers a fabulous corner plot, including an additional garden to the front, ample off street parking and a detached double garage. This enviable street has a small playground for young children, an open green and footpaths leading directly to Lord Williams's school and the popular Phoenix trail. Thame is a highly sought after and picturesque market town with many artisan shops, cafe's, pubs and restaurants, ideally positioned for access to the M40 and Haddenham & Thame Parkway for a comprehensive service into London Marylebone (under 40 mins).

On entering the property a generous central reception hall offers an immediate sense of space and opens to three reception rooms, the kitchen/breakfast room and cloakroom. Of particular note is the lovely sitting room, flooded with natural light and enjoying views over the well established garden to the rear. A traditional open fireplace has an attractive stone surround. The kitchen/breakfast room also overlooks the rear garden and is fitted with a comprehensive range of shaker style cupboard and drawer units. A range of integrated appliances include a Rangemaster oven with gas hob, fridge/freezer and a dishwasher. Further accommodation comprises a dining/family room and a study. First floor accommodation features a spacious landing with high ceilings providing access to all bedrooms. The principal bedroom has a range of fitted wardrobes and an en- suite shower room, four further bedrooms are served by a have fitted wardrobes. The remaining bedrooms are served by a beautifully fitted family bathroom with separate shower. Outside the property offers ample off street parking to the front for four/five vehicles and a detached double garage. The rear gardens are a particular feature, offering a private easterly aspect and screened with a number of beautiful pleached trees. The garden is manicured and predominately to lawn with a multitude of well stocked flowering borders. A large terrace provides the perfect position for summer entertaining and dining. In our opinion this is a unique opportunity to acquire a fine home located within one of the town's most desirable locations for a family.

"A FABULOUS FIVE BEDROOM DETACHED FAMILY HOME ENJOYING THE MOST DELIGHTFUL POSITION, TUCKED AWAY WITHIN A QUIET FAMILY FRIENDLY DEVELOPMENT CLOSE TO THE PICTURESQUE PHOENIX TRAIL"



AT A GLANCE

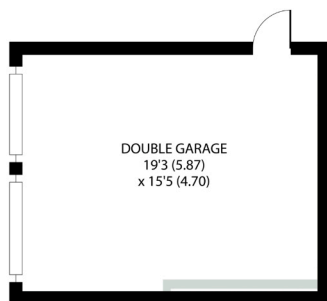
- A magnificent five bed detached family home offering generous accommodation of 1,780 sq.ft
- Outstanding location enjoying a quiet position on the fringe of this sought after development
- Ample off street parking to the front, detached double garage and beautiful garden
- Five bedrooms, two bathrooms, three reception rooms and kitchen/breakfast room
- Picturesque market town providing good access to London Marylebone (under 40 mins from station)



SUMMARY

- Reception hall
- Cloakroom
- Sitting room with open fireplace
- Kitchen/breakfast room with a range of appliances
- Utility room
- Study/family room
- Dining room
- Impressive principal bedroom with en-suite shower room
- Four further bedrooms
- Lovely contemporary family bathroom with separate shower room
- Substantial off street parking for 4-5 vehicles
- Detached double garage
- Manicured gardens to the front
- Private landscaped garden to the rear offering an excellent degree of privacy
- Footpath leading directly to Lord Williams's school
- Within a short walk of the popular Phoenix Trail for an extensive network of rural walks
- Highly sought after 'family friendly' development
- London Marylebone in under 40 minutes from nearby Thame & Haddenham Parkway
- Picturesque market town
- Tucked away enjoying a generous corner plot





DOUBLE GARAGE
19'3 (5.87)
x 15'5 (4.70)



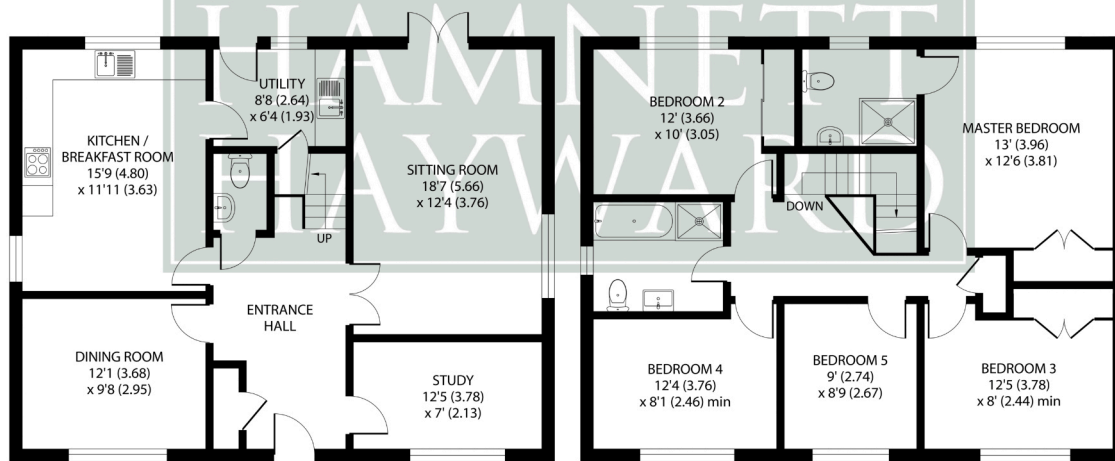
Pickenfield, Thame, OX9

Approximate Area = 1780 sq ft / 165.3 sq m

Garage= 300 sq ft / 27.8 sq m

Total = 2080 sq ft / 193.3 sq m

For identification only - Not to scale



GROUND FLOOR

FIRST 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.

Energy Rating: Current B (87) Potential A (92)

Tenure: Freehold

Local Authority: South Oxfordshire District Council

Postcode: OX9 3HG

Council Tax Band: F

GUIDE PRICE £925,000



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: 1116707

**HAMNETT
HAYWARD**

HAMNETT HAYWARD

42 Upper High Street, Thame, Oxfordshire OX9 2DW

Tel: 01844 215371

Email: thame@hamnetthayward.co.uk