Thame

27 Warren Mead | Thame | Oxon| OX9 3GD







Colombs

Price £635,000

ACCOMMODATION

- An immaculate 4 bedroom detached home
- Reception hallway with cloakroom
- Sitting room with front aspect
- Stunning open plan kitchen / dining room
- Full range of integrated appliances
- Main bedroom with en suite shower room
- Three further well appointed bedrooms
- Modern & contemporary family bathroom
- Private rear garden with summer house
- Garage and driveway parking to the front









An immaculately presented 4 bedroom link detached home built in 2017 on an exclusive development on the edge of Thame and within walking distance of the High Street and local amenities. The property offers well appointed living accommodation as well as having a private and generous rear garden with summer house and substantial patio area. The reception hallway has ‘Amtico’ flooring, a staircase to the first floor and downstairs cloakroom with door opening to the sitting room which has a bay window to the front

aspect. There is a particularly spacious and stylish open plan kitchen/dining room with ample space for dining table and chairs and doors opening into the garden. There is a comprehensive range of units with integrated appliances and AEG wall mounted oven with gas hob. From the kitchen is a useful utility room with door to the garden and space for a washing machine. On the first floor the main bedroom has an en suite shower room and an extensive range of built in wardrobes. There are three further bedrooms and family bathroom. Externally the gardens are immaculately tendered with patio and lawned areas which are ideal for entertaining and al fresco dining. There is an addition of a delightful summer house to the rear of the garden and door opening to the garage and driveway parking for two cars to the front. The property benefits from triple glazing throughout.

KEY FEATURES

- An immaculately presented 4 bedroom detached home built in 2017
- Situated on the edge of Thame within walking distance of the High Street
- Easy access to the M40 and excellent rail links from Haddenham
- Excellent primary and secondary schools within Thame
- A vast array of local amenities, clubs and social groups for all ages
- Estate Maintenance Charge - £30.06 per month reviewed annually.
- Please call Colombs on 01844 214421 to arrange a suitable time to view









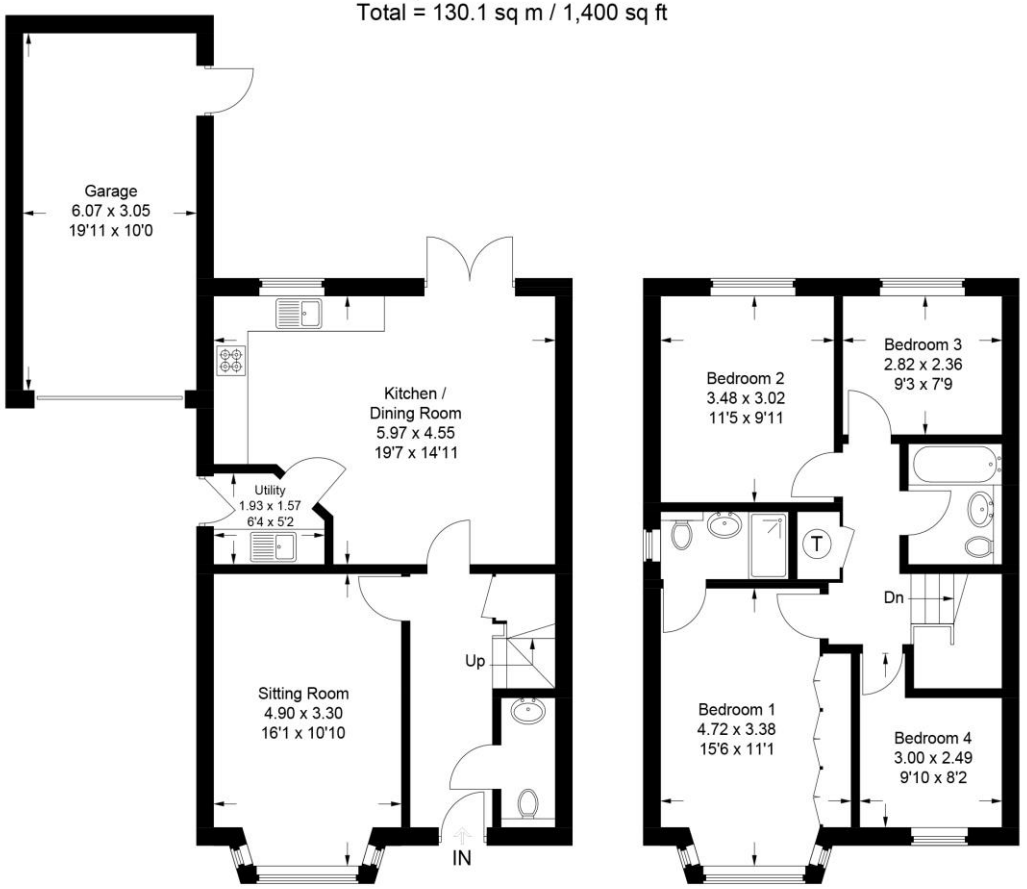
THAME

Thame is a bustling traditional Market town located close to the Chiltern Hills and the historic City of Oxford. Within Thame there are many lovely restaurants, public houses and coffee shops. Thame has a thriving well supported market each Tuesday with a farmers' market once a month. The traditional cattle market takes place within Thame each week. There is a small theatre within Thame called The Thame Players and there are numerous clubs and societies.

Thame is nicely positioned for the commuter with Haddenham station being a five minute drive from Thame and provides a direct route to London Marylebone in some 36 minutes whilst the M40 motorway is a short drive from Thame

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Approximate Gross Internal Area
Ground Floor = 55.9 sq m / 602 sq ft
First Floor = 55.4 sq m / 596 sq ft
Garage = 18.8 sq m / 202 sq ft
Total = 130.1 sq m / 1,400 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Local Authority – South Oxfordshire District Council

Council Tax - E

EPC - B

Colombs

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.