9 Cedar Crescent

THAME, OXFORDSHIRE. OX9 2AX







HAMNETT HAYWARD

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A generous detached bungalow enjoying a wonderful position within the highly sought after 'Chiltern Vale' development just a short walk from the town centre.

A spacious and well-appointed detached bungalow, occupying a wonderful position within the highly regarded Chiltern Vale development, conveniently located within easy walking distance of the historic town centre. Cedar Crescent forms part of an established and mature development of family homes and bungalows, originally constructed during the 1960s. The location is particularly appealing, being within a short walk of the town centre and Lord Williams's School. The property is also ideally placed for access to the ever-popular Phoenix Trail, offering a wonderful network of scenic walks and cycle routes, together with the nearby town nature reserve. Thame is a particularly attractive and highly sought-after market town, renowned for its historic charm, excellent range of independent shops, restaurants and everyday amenities. The town is also ideally situated for commuters, with convenient access to the M40 motorway and Haddenham & Thame Parkway, providing a fast and regular rail service to London Marylebone in under 40 minutes.

Internally, the bungalow has been thoughtfully extended and remodelled, providing generously proportioned and well-balanced accommodation. Of particular note is the impressive sitting room extending to 19' in length with a separate office and extending into the open plan kitchen/dining room. This wonderful reception space is flooded with natural light and enjoys delightful views over the rear garden. The kitchen is fitted with a comprehensive range of shaker style cupboard and drawer units, complemented by laminate work surfaces, appliances include a Belling cooker and Bosch dishwasher.

There are two well-proportioned double bedrooms, including a principal bedroom with en-suite shower room. A further third bedroom also offers the opportunity for a study. The bedrooms are served by a main bathroom, with separate shower.

Outside, a particularly noteworthy feature is the generous plot, extending to approximately 0.13 of an acre. The property offers ample off-road parking to the front, together with a 20' garage with electric door. To the rear, a beautiful garden offers an excellent degree of privacy with a sunny South-Easterly aspect. The garden is laid predominantly laid to lawn, with terrace area's, including a recently decked terrace.

"Extended in more recent years this spacious bungalow enjoys the most delightful setting close to the nature reserve and just a short walk from the historic town centre"







At a Glance

- A unique opportunity to acquire a spacious detached bungalow within a highly sought after position
- Prime location forming part of the Chiltern Vale development close to the town centre
- Well balanced accommodation, two /three generous bedrooms and a substantial sitting room
- Ample parking, garage/store and generous garden
- Picturesque market town providing good access to London Marylebone in under 40 minutes







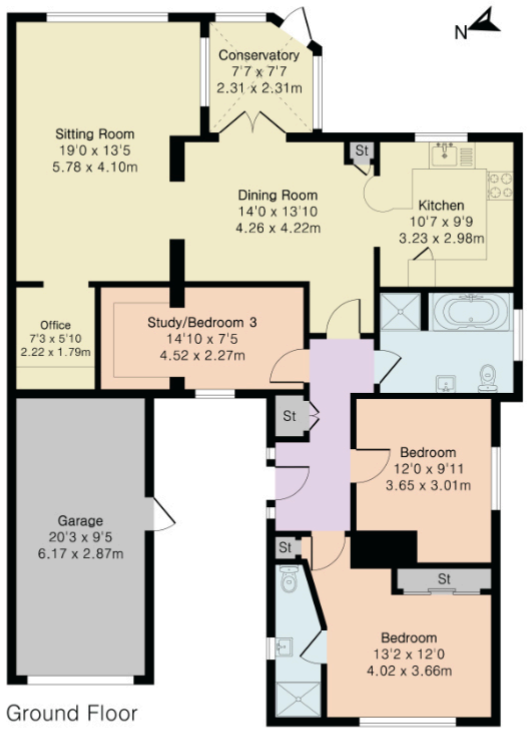




SUMMARY

- Entrance hall
- Fitted kitchen overlooking garden and opening to dining room
- 19′ sitting room
- Office
- Dining room
- Conservatory
- Principal bedroom with en-suite shower room
- Two further bedrooms
- Bedroom three/study
- Off street parking to the front
- Garage with electric door
- Generous plot of about 0.13 acres enjoying mature gardens to the front and rear
- Mature rear garden offering a sunny ‘South-Easterly’ aspect
- Highly sought after development within a short walk of the town centre and The Cuttlebrook Nature Reserve
- Vacant possesion with no onward chain
- London Marylebone in under 40 minutes from nearby Thame & Haddenham Parkway
- Picturesque market town

Approximate Gross Internal Area 1222 sq ft - 114 sq m
(Excluding Garage)
Garage Area 191 sq ft – 18 sq m



PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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Location

Thame is the quintessential English market town, beautifully positioned on the edge of the Chiltern Hills and within easy reach of the historic city of Oxford. Steeped in history and rich in character, the town takes its name from the River Thame, which meanders through the surrounding countryside. Today, Thame effortlessly combines its historic charm with a vibrant and cosmopolitan atmosphere, offering an exceptional quality of life and something to suit every taste. The picturesque High Street is a particular delight, lined with an attractive blend of Medieval and Georgian architecture and an excellent selection of independent shops, boutiques, cafés, traditional public houses, wine bars and restaurants. Everyday amenities are equally well catered for, with both Waitrose and Sainsbury's supermarkets conveniently located within the town centre. Despite its delightful rural setting, Thame is exceptionally well connected. Haddenham & Thame Parkway is just a short drive away, providing a fast and regular rail service to London Marylebone in approximately 36 minutes, whilst the M40 motorway is readily accessible, offering excellent links to London, Oxford and the wider motorway network. The town is particularly well regarded for its educational provision, with a choice of highly regarded primary schools and the renowned Lord Williams's School, catering for secondary and sixth-form education. Further independent education is available at Ashfold School in nearby Dorton, together with an excellent selection of established preparatory and senior independent schools in Oxford and the surrounding area.

Additional Information

Services: Mains water, gas and electricity
Heating: Gas fired central heating
Energy Rating: Current C (69) B (93)
Tenure: Freehold
Local Authority: South Oxfordshire District Council
Postcode: OX9 2AX

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