



8 College Close, Thame, Oxfordshire, OX9 2DQ



Accommodation

Ground Floor

Entrance Hall, Kitchen, Sitting/Dining Room and Cloakroom.

First Floor

Landing, Bedroom with en-suite Bathroom and Bedroom with en-suite Shower Room.

Second Floor

Bedroom with en-suite Shower Room.

Outside

Enclosed Landscaped Gardens. Driveway Parking.

8 College Close

Pleasantly set on this recent and established development of high quality family homes located to one end of Thame High Street within easy reach of the town centre and its wide range of amenities, this is a bright and spacious modern 3 double bedroom family home presented in excellent decorative order with plenty of storage, enclosed and secluded landscaped garden to the rear and driveway parking to the front. The property is offered for sale with no upward chain.

Downstairs there is good size open plan accommodation, ideal for modern living and entertaining, consisting of a large sitting/dining room with French windows leading into the garden, a fully fitted kitchen with integrated appliances, a guest cloakroom and two large cupboards. To the first floor there are two double bedrooms with ensuite shower room/bathroom and fitted wardrobes and the second floor is a further double bedroom with ensuite bathroom and eaves storage and a large cupboard.

Outside, to the rear, is an enclosed and secluded landscaped garden, mainly paved and cobbled with mature shrub borders and a shed. To the front, there is a driveway parking flanked with mature shrub borders and a paved footpath leading to the front door. Gated side access.



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Thame

The picturesque and historic market town of Thame is set on the Buckinghamshire / South Oxfordshire borders. It is conveniently located between Oxford, Aylesbury and High Wycombe and offers superb transport links being close to Junctions 6, 7 and 8 of the M40 and Haddenham and Thame Parkway railway station which offers fast train services to Birmingham and London Marylebone (from 38 minutes) on the Chiltern Line. There is a good local bus network and the Oxford Tube can be caught at Junction 6 of the M40, offering services to Oxford and west and central London.

Thame offers a wide array of local amenities including schools at all levels, sports clubs and a leisure centre. There is a choice of supermarkets, including Waitrose, Marks & Spencer, Co-op and Sainsburys, a wide variety of high street stores, restaurants, cafés and pubs and a weekly market. There is a health centre with pharmacy, a number of dental practices and a cottage hospital.

More comprehensive facilities can be found in Aylesbury, Oxford and High Wycombe, about 8, 9 and 11 miles away, respectively.



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Directions

From our offices in Thame turn right and proceed down the High Street to the end. Follow the road around to the left into the Oxford Road. After a short distance, turn right into the Renaissance development. Follow the road around to the right until you reach College Close, on your right. No. 8 will be found on your right.

Transport Links

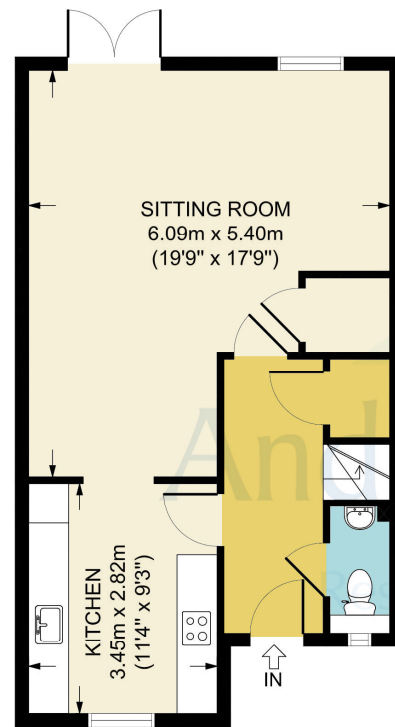
M40 Motorway (Junctions 6, 7 & 8) - circa 5 miles.

Haddenham and Thame railway station - circa 2 miles.

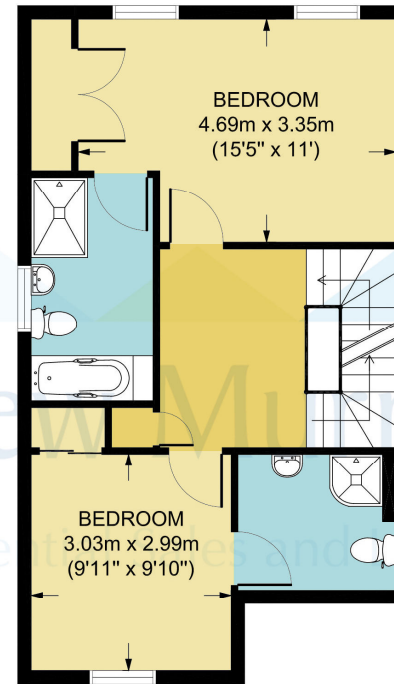
Arriva Sapphire local bus route 280 to Aylesbury, Haddenham and Oxford can be caught nearby on the High Street.

Tenure

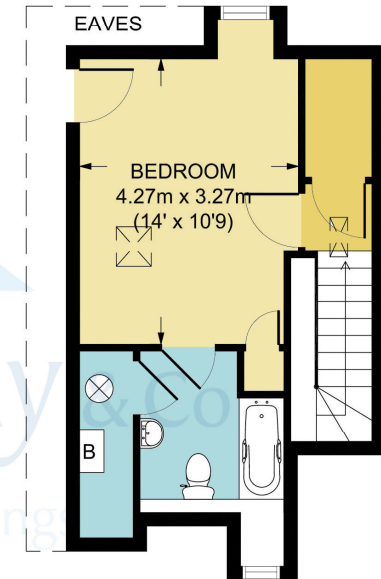
Freehold



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 517 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 517 SQ FT



SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 301 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 1335 SQ FT / 124 SQ M
8 COLLEGE CLOSE, THAME, OX9 2DQ

Services

Mains Electricity, Gas, Water and Drainage.

Local Authority

South Oxfordshire District Council – www.southoxon.gov.uk

Tax Band

E

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