





# 4 College Close, Thame, Oxfordshire, OX9 2DQ



## 4 College Close

Pleasantly situated on this highly-regarded development by Berkeley Homes and conveniently situated within easy reach of the high street and other town centre amenities, this is a beautifully presented three storey, four bedroom, contemporary townhouse with a garage and driveway parking to the front and a good size enclosed and private garden to the rear. This modern property offers spacious and flexible accommodation throughout and plenty of storage with built-in cupboards and wardrobes on all floors and eaves storage to the top floor.

Downstairs, there is a welcoming entrance hall with a guest cloakroom, stairs to the first floor and doors to the ground floor rooms. The sitting/dining room is a large L-shaped room which overlooks, and has French windows leading into, the garden. Adjoining is a modern fully-fitted kitchen with recently replaced worksurfaces, integrated appliances and plenty of storage units. To the first floor, there is a guest bedroom with an ensuite bathroom and a built-in wardrobe, two further bedrooms and a family bathroom, with an interconnection to the larger of the two bedrooms. To the second floor, there is a large master bedroom with a recently replaced ensuite shower room, a good size cupboard and eaves storage along two sides.

Outside, the very private landscaped rear garden is enclosed by timber fencing to the sides and stone walling to the rear and is laid to lawn with lavender and other mature shrub borders, a paved terrace, a pergola and a summerhouse, which is fully insulated and has the added benefit of a power supply. The rear garden can be accessed from the front via the garage. To the front, there is an open plan garden with lavender borders, a paved path to the front door, a small lawn, driveway parking and an attached garage.

## Accommodation

### Ground Floor

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

### First Floor

Landing, Three Bedrooms, Two Bathrooms.

### Second Floor

Master Bedroom with ensuite Shower Room.

### Outside

Front and Rear Gardens, Parking and Garage.





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### Thame

The picturesque and historic market town of Thame is set on the Buckinghamshire/South Oxfordshire border. 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 about 35 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, a theatre and a leisure centre. The town is getting increasingly vibrant, now hosting very popular annual food, sport and art and literature festivals along with the traditional fairs. Boutique shops and independent stores line the ever popular High Street. There is a choice of supermarkets, including Waitrose, Marks & Spencer, Co-op and Sainsbury. A good selection of restaurants, cafés and pubs can be found here, along with a weekly traditional market, farmers markets and a French 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 along the High Street. Continue around the sharp left hand bend at the end of the High Street and take the next right into Michaelis Road. Follow the road ahead, bear right into Old Union Way and follow the road down to College Close. Turn right and no.4 can 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.

## Broadband

Average broadband speed for this postcode is 67Mbps.

## Tenure

Freehold.

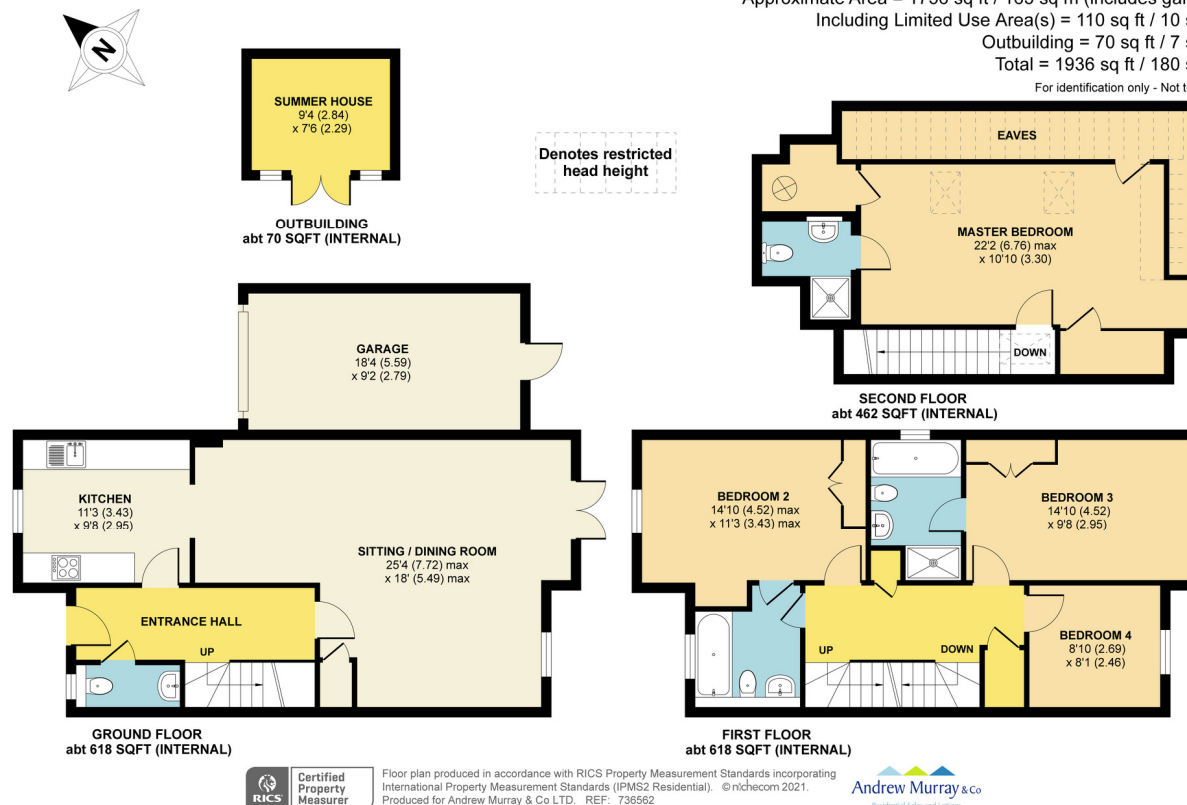
## Service Charge

£474 per annum (2021).

## College Close, Thame

Approximate Area = 1756 sq ft / 163 sq m (includes garage)  
Including Limited Use Area(s) = 110 sq ft / 10 sq m  
Outbuilding = 70 sq ft / 7 sq m  
Total = 1936 sq ft / 180 sq m

For identification only - Not to scale



## Services

Mains Gas, Electricity, Water and Drainage.

## Local Authority

South Oxfordshire District Council

## Tax Band

E

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