

3 Vane Road

Thame | Oxon | OX9 3WG



Price £570,000

ACCOMMODATION

Enclosed entrance hallway
Contemporary open plan kitchen/dining room with extensive range of units
Sitting room with gas wood burning stove
Conservatory with doors to the garden
Well appointed utility room
Family room / office with door to garden
Master bedroom with en suite shower
Two double bedrooms and a single room
Enclosed rear garden and driveway



A remodelled four bedroom detached family home situated in a popular residential development in Thame. The property has a modern and contemporary open plan kitchen / breakfast room which is ideal for today's family lifestyle. The kitchen has been thoughtfully designed with a range of AEG integrated appliances. The sitting room benefits from a gas wood burning stove and doors opening to a spacious conservatory. Also on the ground floor is a cloakroom, a utility room and useful study / family room with door to garden.



On the first floor the master bedroom has an en suite shower room, there are two further double bedrooms and a good sized single bedroom as well as a family bathroom.

Externally the rear garden is fully enclosed and mainly laid to lawn with a patio area immediately to the rear of the conservatory and mature herbaceous borders. To the front there is a front garden and driveway parking for two / three cars. The garage has been partly converted to create the utility room however there is still an ample storage area which can be accessed from the front and also from the utility area.

KEY FEATURES

- Four bedroom detached family home in cul de sac location
- Modern and contemporary remodelled kitchen / dining room
- Walking distance to Thame's popular High Street and local amenities
- Excellent primary schools close by as well as Lord Williams's Secondary
- Thame & Haddenham Parkway Station close by
- Excellent facilities within Thame including a regular bus service to Oxford
- Useful family room / office to rear of property with door leading to garden



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.

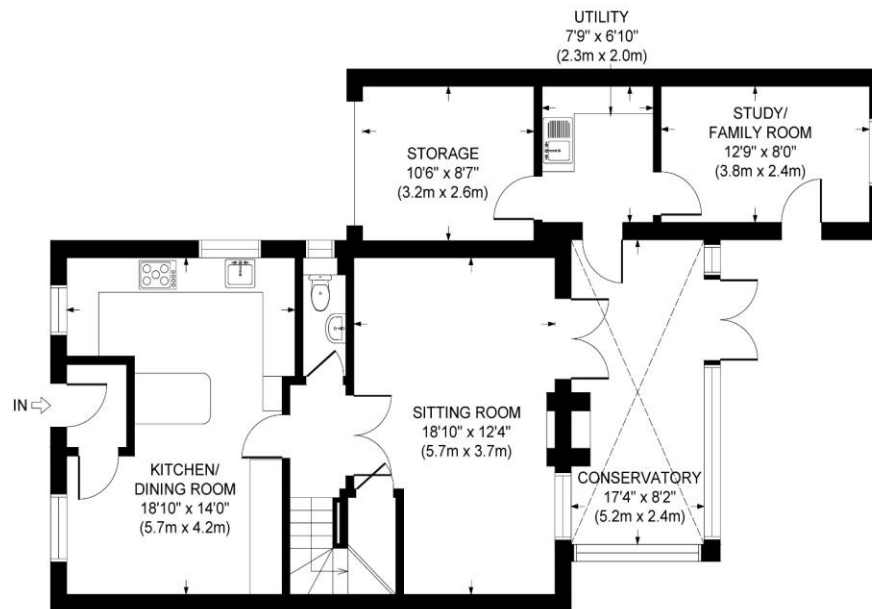
Thame has a thriving well supported market each Tuesday with a farmers' market once a month. The traditional cattle market takes place within Thame each week. There is a small theatre within Thame called The Thame Players and there are numerous clubs and societies.

Thame is nicely positioned for the commuter. Haddenham station is some 5 minutes' 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

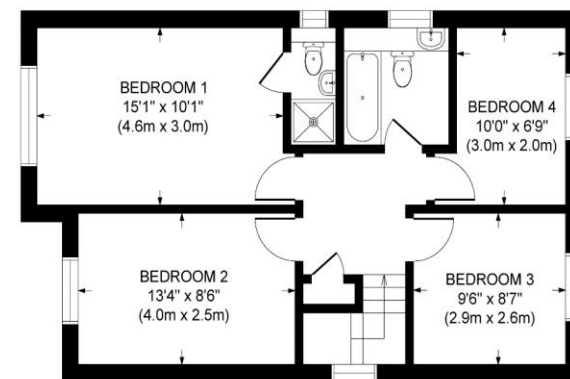
Local Authority – South Oxfordshire District Council

Council Tax - E

EPC - C



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 1000 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 595 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 1595 SQ FT / 148 SQ M
3 VANE ROAD, THAME, OXFORDSHIRE, OX9 3WG

All measurements of walls, doors, windows and fitting and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

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.


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