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Pennington Place  
Thames

# Pennington Place, Thame OX9 3YL

Offers in Excess of: £375,000

A deceptively spacious, 3/4 bedroom property with 2 reception rooms, and ample off road parking. Situated in a quiet cul-de-sac with excellent transport links and close to the centre of Thame with it's thriving restaurants, shops and amenities. CHAIN FREE.

The property comprises: entrance way with access to the downstairs reception/bedroom, WC and further door to the rest of the house. The versatile dual aspect open plan reception space, is currently zoned into two seating areas but could be changed to suit the needs of the new buyer and used for dining. The main living area has plenty of space for comfortable furniture and benefits sliding doors out to the large conservatory, making the whole downstairs flow perfectly for social gatherings. The well appointed kitchen is accessed via the reception room or conservatory and has ample eye and waist level units, space for oven, fridge freezer and other white goods.

Upstairs: There are two double bedrooms, with the master benefiting from a view of the garden, the third bedroom is a large single. There is also a family bathroom and separate airing cupboard housing the boiler.

Outside; The rear west facing garden is mainly laid to lawn, has a patio area, two sheds and access out to the road via a pedestrian gate.

Other notable features: Gas central heating and double glazing throughout, part boarded loft.





Thame is a thriving and historic Oxfordshire market town with an attractive and well-maintained town centre that boasts many award-winning and unique shops. Local retailers concentrate on offering top quality and excellent service allied to excellent value for money. Over 600 free car parking spaces and many wonderful restaurants, cafes and pubs, make visiting Thame a real treat. There is a sports centre and local clubs catering for a wide variety of sporting interests. Local education facilities are provided for all ages and include the renowned Lord Williams's School where all church denominations are catered for.

The M40 (junctions 6 and 7) is within 41/2 miles, giving access to London, Oxford and The Midlands. There is a railway station at Haddenham (two miles distant) providing a regular service to London, Marylebone and Birmingham.

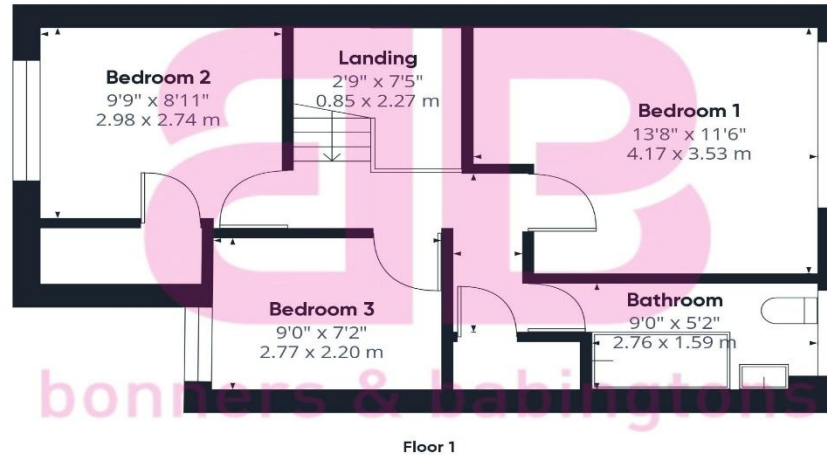


Council Tax Band D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	A		88
(81-91)	B		
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC



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**Approximate total area<sup>(1)</sup>**

1066.28 ft<sup>2</sup>  
99.06 m<sup>2</sup>

**Reduced headroom**

2.17 ft<sup>2</sup>  
0.2 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE360**

**Disclaimer**

We endeavour to make our particulars accurate and reliable. They are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate and photographs provided for guidance only. No undertaking is given as to the structural condition of the property, or any necessary consents, or the operating ability or efficiency of any service, system or appliance. Prospective purchasers must satisfy themselves with regard to each of these points. If there is any particular aspect of the property about which you would like further information, please contact us, especially, before you travel to the property. B2170

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