



Beaumont House, Croft Road  
Thame, Oxfordshire. OX9 3JF



**TIM RUSS**  
& COMPANY



- Reception hall
- Generous sized drawing room
- Bay fronted dining room
- Impressive kitchen/family room
- Master bedroom with en suite shower room & dressing room
- Guest bedroom/bedroom two with en suite shower room
- Two further double bedrooms and family bathroom
- Garage with electronically operated door
- Attractively landscaped gardens

**£995,000**

A unique opportunity to purchase a magnificent brand new individual detached house situated in one of Thame's most prestigious roads.

## The Property

Constructed to an impressive standard by Nationcrest Plc of Gerrards Cross, the property offers a generous range of accommodation including a reception hall with a decorative staircase, oak hand rail and porcelain tiled floor with underfloor heating.

Oak veneered doors lead to a spacious drawing room featuring a chrome gas fire and triple glazed French doors enjoy an attractive outlook over the rear garden.

There is a bay fronted dining room with engineered European oak floor and an impressive kitchen/family room fitted with a comprehensive range of Siemens appliances including a stainless steel oven, combination microwave oven, warming drawer, integrated fridge freezer, induction hob, extractor hood and dishwasher, range of anthracite and white gloss storage units with Crete white quartz stone work surfaces and porcelain tiled floor with underfloor heating.

The ground floor also has a useful utility room with provisions for a washing machine, tumble dryer and a cloak room fitted with a range of quality sanitary ware with chrome finished fittings.

The good range of accommodation is continued on the first floor. The stairs rise to a spacious galleried landing. There is a generous sized master bedroom with a built in dressing room and en-suite shower room fitted with a range of quality sanitary ware, a guest bedroom with an en-suite shower room, two further double bedrooms and a family bathroom.

## Outside

A brick paved driveway provides off road parking for several vehicles leading to an integral garage with electrically operated doors.

To the rear of the property is an attractively landscaped garden predominantly laid to lawn with a natural stone patio, enclosed by panel fencing, well stocked shrub borders and gated side access.

## Location

Thame is a traditional old Oxfordshire market town close to the lovely Chiltern Hills and the historic Oxford City. Thame offers an excellent range of shops from individual specialists to well known chains such as Waitrose, Boots and Sainsbury's with a lively market on Tuesdays. The town has good community facilities, new modern library and there are a good choice of coffee houses, restaurants and public houses.

For London and the M25 access to the M40 motorway is approximately 6 miles away and Haddenham & Thame Parkway (3 miles) provides a regular service to London Marylebone (approximately 40 minutes) and Birmingham. There is excellent schooling in the area.

### Directions

From the centre of Thame proceed along Upper High Street in the direction of Chinnor and pass over the mini roundabout into Park Street which in turn becomes Chinnor Road. Turn left into Croft Road where Beaumont House can be found after a short distance on the right hand side.

## Viewings

Strictly by appointment only.

## Mortgage

Contact your local Tim Russ & Company office who can introduce you to their professional financial advisor.

Ref: TH/1533

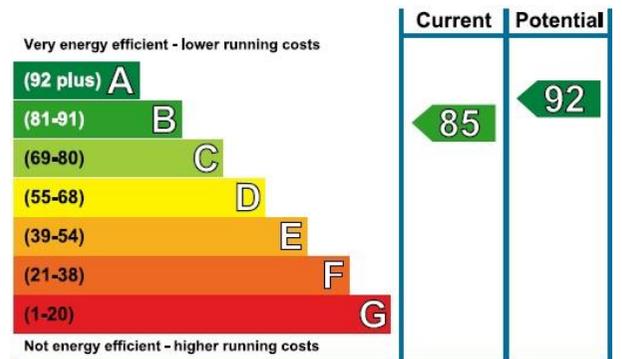


Nationcrest PLC is a privately owned house building company with a very selective development programme in Surrey, Berkshire, Buckinghamshire and Hertfordshire. It has a record of excellence in house construction of over 40 years.

Each house is individually designed by architects and constructed to the highest quality and there are no standard house types. Every house is developed in sympathy with its local environmental characteristics. All construction is carefully carried out in traditional materials of brick, tile and stone by Nationcrest and specialist subcontractors.

Nationcrest always attaches a high priority to the standard of specification and finish internally, externally and in the detailed landscaping of the development. Mature trees are preserved where possible, and further trees are specifically planted to provide greater interest, privacy and screening.

## Energy Efficiency Rating



# PROPERTY SPECIFICATION - Beaumont House, Croft Road, Thame

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## **GENERAL CONSTRUCTION**

- Traditionally constructed in brick and block beneath a slate tiled roof.
- Concrete floors to reduce sound transmission.
- Top hung casement windows fitted with triple glazed units and espagnolette locking mechanism.
- High level of insulation throughout the house to improve energy efficiency.

## **INTERNAL FEATURES**

- Drawing room fireplace: Burley "Acumen" 4111-R chrome gas fire.
- Ornate cornice in the halls, landings, reception rooms and bedrooms.
- Decorative staircase, hand painted with Oak handrail and newel caps.
- Oak veneered raised moulded two panel doors to all reception rooms. Drawing room, kitchen/breakfast/family area and dining room doors are glazed.

- Fitted wardrobes from the Lawrence Walsh ranges in bedrooms 1, 2, 3 and 4.
- Chrome finished door and window furniture.
- Floor coverings:-  
Porcelain tiles – hall, kitchen/breakfast/family area, utility, cloakroom and bathrooms.  
Engineered Timber (European Oak) – dining room.  
Carpets – drawing room, stairs, gallery, airing cupboard, bedrooms 1, 2 and 3 and bedroom 1 dressing room.

## **KITCHEN**

- Furniture: Design Matters bespoke collection.
- Fronts: Zurfiz range with Anthracite and white gloss fronts.
- Worktops: Imperial "Crete White" Quartz stone.
- Appliances: Integral Siemens stainless steel single oven, combi microwave oven, fridge freezer, induction hob, warming drawer, dishwasher and extractor hood.

- Provision for washing machine and tumble dryer in utility.

## **BATHROOMS AND CLOAKROOM**

- Quality sanitary ware throughout, with chrome finished fittings.
- Fitted bathroom furniture.
- Bathroom walls fully tiled with cloakroom walls half tiled.
- Heated towel rails, mirrors and toilet roll holders in all bathrooms.

## **ELECTRICS / LIGHTING**

- Circuit lighting in drawing room and bedroom 1.
- Low energy LED downlights in all rooms.
- Courtesy lights in all wardrobes and cupboards.
- Chrome finished sockets and switch plates throughout (except inside cupboards and garage).
- Smoke detectors in the hall and on the gallery.
- Heat detectors in kitchen and utility.

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- Carbon monoxide detector in living room.
- Garage door electronically operated.

## **MEDIA INSTALLATIONS**

- Pre-wired for multi room sound system.
- TV and FM points to most rooms.
- Pre-wired for HD distribution and satellite TV.
- Star-wired telecom structure with CAT5e/6 cable.
- Computer wiring LAN/RJ45 outlets connected to plug and play system to most rooms.
- High level wiring for flat panel screen televisions in family area, bedroom 1 and bedroom 3.

## **PLUMBING AND HEATING**

- Gas fired boiler located in the garage for central heating and hot water.
- Heating for each room thermostatically controlled.

- Underfloor heating throughout ground floor and in all bathrooms. Remaining rooms have radiators with thermostatic control valves.
- Immersion heater fitted to an un-vented hot water cylinder.
- Water softener.
- Two outside taps.

## **SECURITY**

- Intruder alarm with detectors in principal rooms and garage.
- Telecom point adjacent to burglar alarm control panel.
- Panic button in bedroom 1 and on key pads adjacent to front door and in garage.
- Flood lighting on rear elevation.
- Europrofile double cylinder mortice locks to all external doors.

## **OUTSIDE**

- Brick edged natural stone patio and paths.
- The front and rear gardens will be laid to lawn and landscaped.
- Driveways finished in brick paving.

- Wrought Iron railings to front elevation.

## **SERVICES**

- All mains services available.

## **NHBC**

The property is independently inspected during construction by the National House Building Council who will issue their ten-year warranty certificate upon satisfactory completion of the dwelling.

## **AFTER SALES QUALITY CHECKS**

Nationcrest will inspect the property approximately six months following the purchase and will deal with any remedial works that may be necessary.

## **NOTE**

The developers, Nationcrest PLC, reserve the right to alter the specification, but will undertake to use materials of a similar quality and value.



**Kitchen/Family Room**



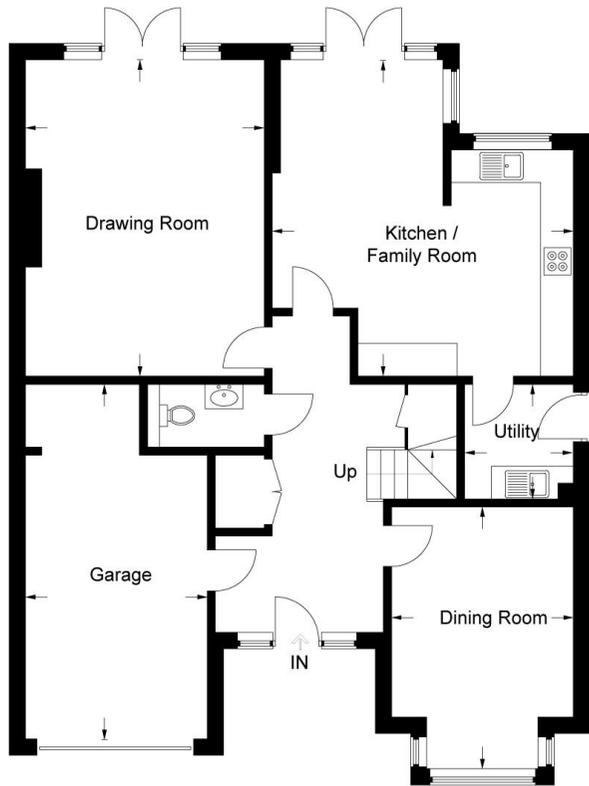
**Reception Hall**



**Dining Room**

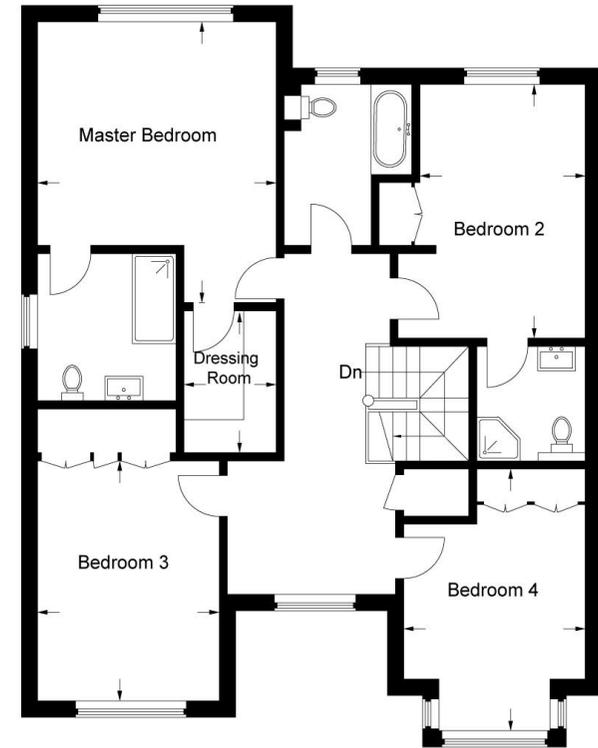


**Drawing Room**



**Ground Floor**

Drawing Room	5.82 x 4.39	19'1 x 14'5
Kitchen / Family Room	5.79 X 5.56	19'0 X 18'3
Dining Room	4.78 X 3.33	15'8 X 10'11
Utility	2.08 X 1.98	6'10 X 6'6
Master Bedroom	4.95 X 4.42	16'3 X 14'6
Bedroom 2	4.24 X 3.05	13'11 X 10'0
Bedroom 3	4.39 X 3.30	14'5 X 10'10
Bedroom 4	4.80 X 3.38	15'9 X 11'1
Dressing Room	2.62 X 1.70	8'7 X 5'7
Garage	6.50 X 3.35	21'4 X 11'0



**First Floor**

## Beaumont House

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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