



48 Coombe Hill Crescent,  
Thame, Oxfordshire,  
OX9 2EH

Guide Price £279,500

**RB** REASTON BROWN



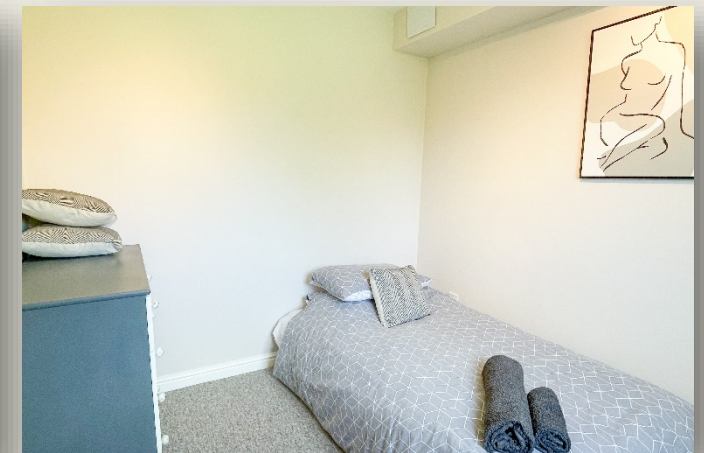
## Stunning Two-Bedroom Ground Floor Maisonette Near Town Center, Backing Onto Cuttlebrook Nature Reserve. Modern Kitchen, Stunning Bathroom, Garage, Well-Maintained Communal Gardens. 178-Year Lease. No Onward Chain. Viewing Highly Recommended.

This is a charming ground floor maisonette with two bedrooms, perfectly situated in a cul-de-sac just a short stroll away from the town centre and the picturesque Phoenix Trail. This leasehold property, with an impressive 178 years remaining on the lease, offers a comfortable and well-maintained living space. The maisonette boasts a modern kitchen and bathroom, showcasing the meticulous care and attention given to its upkeep. The inviting living room features patio doors that open up to the beautifully maintained communal gardens, providing a serene and tranquil atmosphere. Enjoy the pleasant outlook onto the adjacent Cuttlebrook Nature Reserve, which adds to the natural charm of the location. For outdoor enthusiasts, the Phoenix Trail is conveniently located nearby, offering opportunities for leisurely walks or cycling adventures. A garage is available in a nearby block, ensuring secure parking for your convenience. The property has undergone recent updates, including fresh decoration and new carpets throughout. It also comes with an electrical safety certificate and a replacement consumer unit, offering peace of mind. Viewing is highly recommended to fully appreciate the beauty and quality of this home. Furthermore, the property is offered to the market with no onward chain. EPC :- C, Council Tax Band B, Lease length Approx 178 years, Service Charge £50-£75 Pcm

### Situation

Thame, positioned on the Oxon/Bucks borders, is a lively market town loved by its inhabitants. With a rich selection of independent stores, delicatessens, and a Waitrose, it's a shopper's paradise. Historical buildings and medieval churches hint at Thame's storied past. The town is a gastronomic delight with award-winning establishments such as Black Goo, Six Bells, and the Thatch. Thame's healthcare services include a health centre and a cottage hospital, while sports facilities cater to all preferences. In terms of education, Thame is home to three esteemed primary schools: St Joseph's Catholic Primary, John Hampden Primary School, and Barley Hill Primary School. The well-respected Lord Williams secondary school is also in the town, and access to grammar schools in Buckinghamshire is provided. London Marylebone is reachable in 34 minutes from Haddenham & Thame Parkway Station, and M40 junction 7 offers road connectivity to London, Birmingham, and the Northern Networks. Thame's bus service links it to Oxford, Aylesbury, and surrounding villages, which offer stunning Chiltern Hills walks and welcoming country pubs.

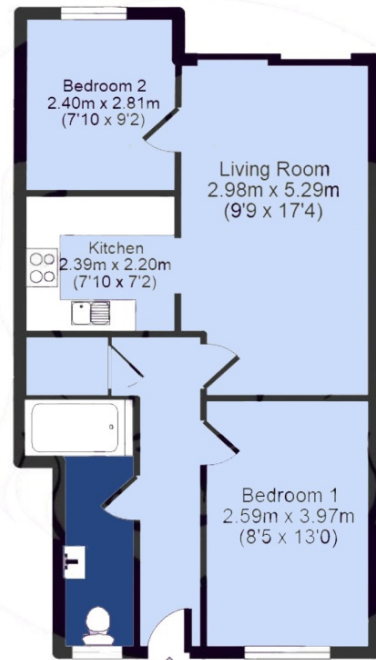
*The property comprises the following with all dimensions being approximate only. Please note that Reaston Brown has not tested appliances or systems and no warranty as to condition or suitability is confirmed or implied. Any prospective purchaser is advised to obtain verification from their Surveyor or Solicitor.*











Approx Gross Internal Floor Area 534 Sq Ft (49.68 Sq M)  
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All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.



*Viewing is Strictly by Appointment through Reaston Brown*

*DIRECTIONS: From our office in Thame turn right onto Upper High Street, at the roundabout take the first exit onto Rooks Lane , Turn right onto Southern Road. At the roundabout take the first exit onto Moreton Lane then right into Coombe Hill Crescent where no 48 can be found on the right hand side.*

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