



2 Markus Avenue
Thame
Oxfordshire OX9 3FE

Guide Price £780,000

RB REASTON BROWN

A Charming, Detached Five Bedroom Family Home, Offering An Abundance Of Natural Light And Modern Living Space, Approximately 4 Years Remaining Of A NHBC Warranty. Within Walking Distance Of The Market Town Of Thame

Upon entering the spacious hallway, you will find doors leading to the welcoming sitting room, a versatile playroom, and the well-appointed kitchen. The sitting room and playroom both occupy positions at the front of the house, boasting with ample proportions and natural light. Meanwhile, the impressive kitchen, dining, and family area spans the entire rear section of the residence. With a generous length exceeding 28 feet, the kitchen boasts a selection of wall and base units, complete with integrated electric oven, gas hob, and ample space for other appliances. This open living space provides abundant room for a dining table and family seating, while two sets of French doors connect seamlessly with the garden, allowing natural light. Completing the ground floor is a utility room with side access and a downstairs cloakroom. Moving upstairs, the master bedroom provides ample room for wardrobes and boasts an en-suite bathroom with separate shower unit. The second, third and fourth bedrooms are all generously proportioned, with the fifth bedroom is currently utilised as a home office. Completing the first floor is a thoughtfully designed family bathroom. Externally, the garden, is laid to lawn and benefits from a patio terrace, which is completely enclosed, ensuring a secluded outdoor space. The driveway is located alongside the property with parking space for two to three vehicles and leads to a detached garage, and a garden access door. The front garden is laid to lawn and enclosed by low-level shrub borders, with a pathway guiding you to the front entrance.

EPC D Council Tax Band: E

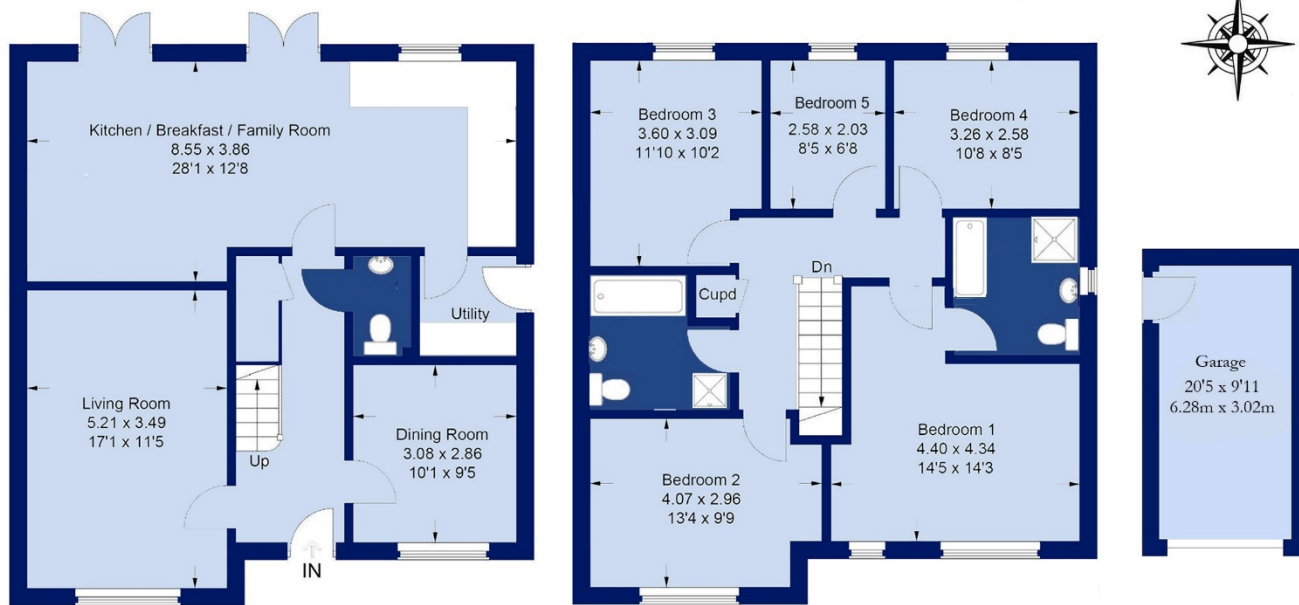
Situation

Thame is vibrant market town situated on the Oxon/Bucks borders, much enjoyed by its inhabitants. There are many independent shops, delicatessens, and a Waitrose. Thame is steeped in history, with beautiful buildings and medieval churches. On the social side it has award winning bars and restaurants, you could have breakfast at Black Goo or a pleasant lunch at the Eight Bells and dinner at the Thatch. Thame also has a health centre and a cottage hospital, sports facilities, and excellent schooling, including a Catholic school, Church of England school and the sought after Lord Williams secondary school. There is also access to the grammar schools in Buckinghamshire. London Marylebone can be reached in 34 minutes via Haddenham & Thame Parkway Station and M40 junction 7 for access to London, Birmingham and the Northern Networks is nearby. Thame also has a good bus service to Oxford, Aylesbury, and the neighbouring villages, which have walks, country pubs and beautiful scenery through the Chiltern Hills.

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 1840 Sq Ft (171 Sq M)

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

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