



30 Weavers Branch  
Thame, Oxfordshire,  
OX9 2FQ

£2200 PCM

**RB** REASTON BROWN

**A Stunning Three Bed Detached Bungalow, With Two Reception Rooms, Integral Garage & Off Road Parking Set in a Sought After Location In The Thame Meadows Development, Close to All Amenities, in the Charming Market Town of Thame. Overlooking Open Countryside**

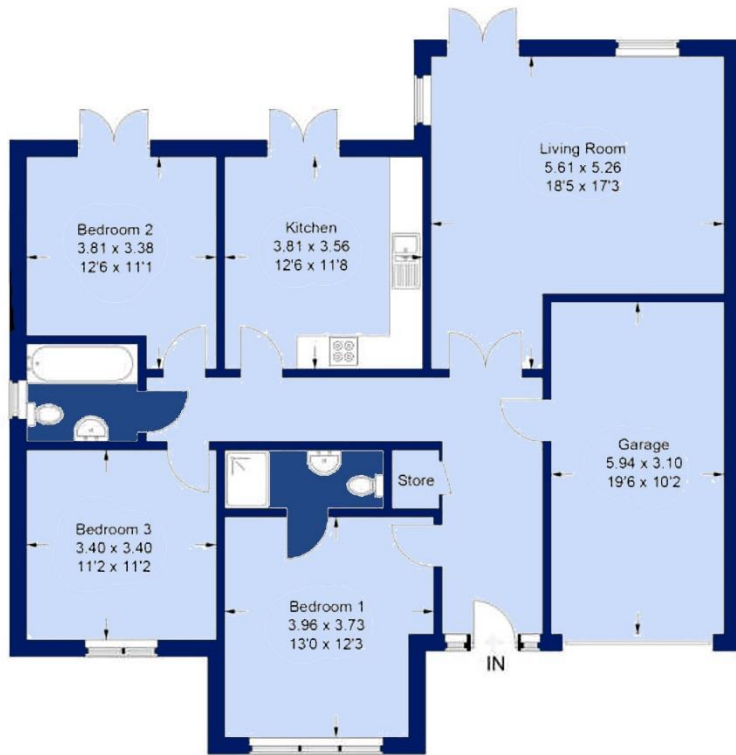
30 Weavers Branch is a desirable three-bedroom detached bungalow with attractive interiors, providing flexible accommodation. The property is situated in the popular Thame Meadows development, close to all of the town's amenities. The internal space is well thought out, the reception rooms are perfect for entertaining and modern living, being light and airy, with French windows. The house has an imposing frontage framed by its recessed storm porch which leads to the light filled entrance hall. The lovely bright sitting room is reached by double doors from the hallway and has French Windows overlooking the rear garden. The kitchen/dining room is fitted with grey coloured high gloss base and eye level units, including integrated fridge freezer, dishwasher, electric double oven with electric hob and extractor above. All on a tiled floor. Patio doors leading to the rear garden. The property benefits from three double bedrooms, one of which could be used as another reception room. The master bedroom has an ensuite shower room. The family bathroom has white sanitary ware with shower attachment to bath. A doorway from the hallway allows direct access to the garage. Externally, there is a secluded rear garden beautifully set with the side of an adjoining barn providing a lovely backdrop, it is predominantly laid to lawn with a patio area, perfect from which to enjoy the tranquil setting. There is also off-street parking for multiple vehicles. The property has gas fired central heating to radiators and double glazed window throughout. EPC Rating=B83 Council tax band E.

## Situation

**Thame Meadows** is located on the Western edge of Thame, a quintessential market town with historic buildings, situated on the borders of Buckingham and Oxfordshire. The property is within walking distance to Lord William's School, Cuttlebrook nature reserve, Thame Leisure centre and the beautiful High Street. There are many independent shops, restaurants, gastro pubs, supermarkets, including a Waitrose, several churches, a cottage hospital, a health centre, sports facilities and excellent primary and secondary schooling, including a Catholic school, Church of England school and Lord Williams' upper school, there is also access to the Aylesbury Grammar Schools upon successful completion of the 11+ entrance exam. London Marylebone can be reached in 34 minutes (fast train) from nearby Haddenham & Thame Parkway. M40 junction 7 gives access to London. Birmingham and the Northern Networks are also within easy travelling distance. Thame also has a good bus service to Oxford, Aylesbury and the neighbouring villages.



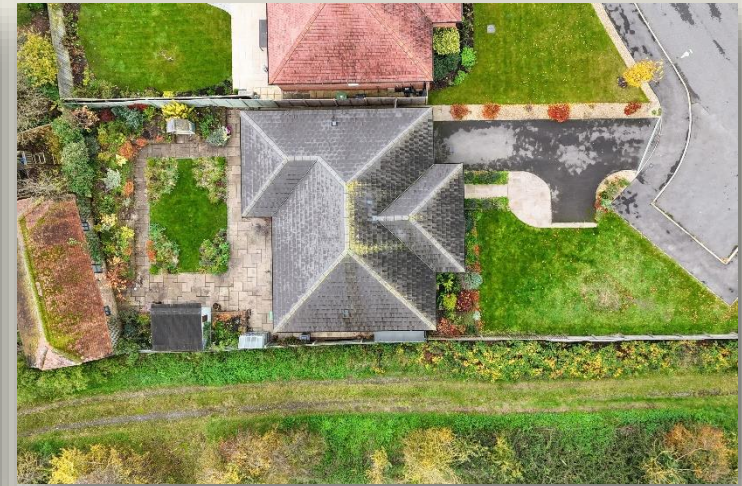




Approx. Gross Internal Floor Area 1329 Sq Ft (1329 Sq M)

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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.



*Costs:-*

Holding Deposit (pre references) = One Weeks Rent

Rent in advance = One Month Rent

Security Deposit = Five Weeks Rent

*If you withdraw, provide misleading information on you pre application form or withhold/delay the referencing process you may forfeit your holding deposit*

*Viewing is Strictly by Appointment through Reaston Brown*

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