



7 John Fulkes,
Thame, Oxfordshire,
OX9 3DN

Guide Price £960,000

RB REASTON BROWN

A Wonderful Five Bedroom Detached Family Home, Comprising Of A Large Kitchen Spanning Over 20FT, Large Living Room And Double Garage, Parking For Several Cars Set In The Beautiful, Market Town Of Thame. In Excess of 2800 Sq Ft. NO CHAIN

7 John Fulkes is conveniently located just a short walk from the vibrant centre of Thame the property offers easy access to all its amenities. The ground floor has recently undergone a significant extension, skilfully carried out by a reputable local builder. This transformation has resulted in a stunning open-plan kitchen and dining area that now spans an impressive 20FT. Benefiting from underfloor heating. The space is bathed in natural light thanks to the large, double glazed doors and skylight.

The kitchen truly serves as the heart of the home, featuring a spacious island unit topped with elegant white quartz, which extends to create a convenient breakfast bar. Recently equipped with a wide range of shaker-style cabinets and top-of-the-line integrated appliances including twin Zanussi ovens, a microwave, dishwasher, and an induction hob. Adjacent to the kitchen is a handy walk-in pantry, complete with cupboards, drawers, and extra power points for appliances. For added convenience, there is a separate utility room with plenty of storage space, second dishwasher, providing access to the rear garden via a back door. The ground floor also includes a generously sized living room featuring an inset gas fire with an elegant stone surround, a separate family room, and a practical cloakroom.

The upper two floors of the property boast five spacious bedrooms, with two of them offering luxurious bedroom en-suites, providing flexibility in choosing the master bedroom. The remaining three double bedrooms are versatile and can serve as additional study or guest rooms. All these bedrooms are serviced by a beautifully appointed family bathroom.

Outside the spacious terrace, provides ample privacy and requires minimal upkeep, it is perfectly suited for hosting social events within the well-maintained formal garden. To the front, there is parking for two cars, and additional visitor parking is accessible, complemented by a double garage featuring electric doors. Gas to radiator heating throughout the remainder of the property.

EPC: B Council Tax: F Maintenance Charge: £557.56

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 2833 Sq Ft (263.3 sq M) inc Garage

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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.

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