



5 Lincoln Place  
Thame, Oxfordshire  
OX9 2ER

Guide Price £315,000

**RB** REASTON BROWN

## This Cosy Two Bedroom Property Is Situated In a Lovely Part Of Thame; Within Walking Distance Of The High Street and Overlooking The Park.

**5 Lincoln Place** is a lovely two bedroom property overlooking the park but within easy walking distance of Thame town centre

Entering into the hallway to the left is the kitchen complete with oven, hob, extractor, washer/dryer and fridge/freezer. The living/dining room is a light filled space with lots of natural light flooding in through the double patio doors.

Upstairs are two bedrooms; the main bedroom having mirrored fitted wardrobes. The second bedroom looks directly out over the park. The bathroom comprises of a white suite with a shower over the bath.

Outside is a small garden to the front.

The back garden is secluded, mainly laid to slab but with mature planting in borders. Gated access to the rear. A garage in a nearby block with a parking space in front complements this lovely property. Carpeted throughout with gas to radiator heating.

EPC Rating: D Council Tax: B

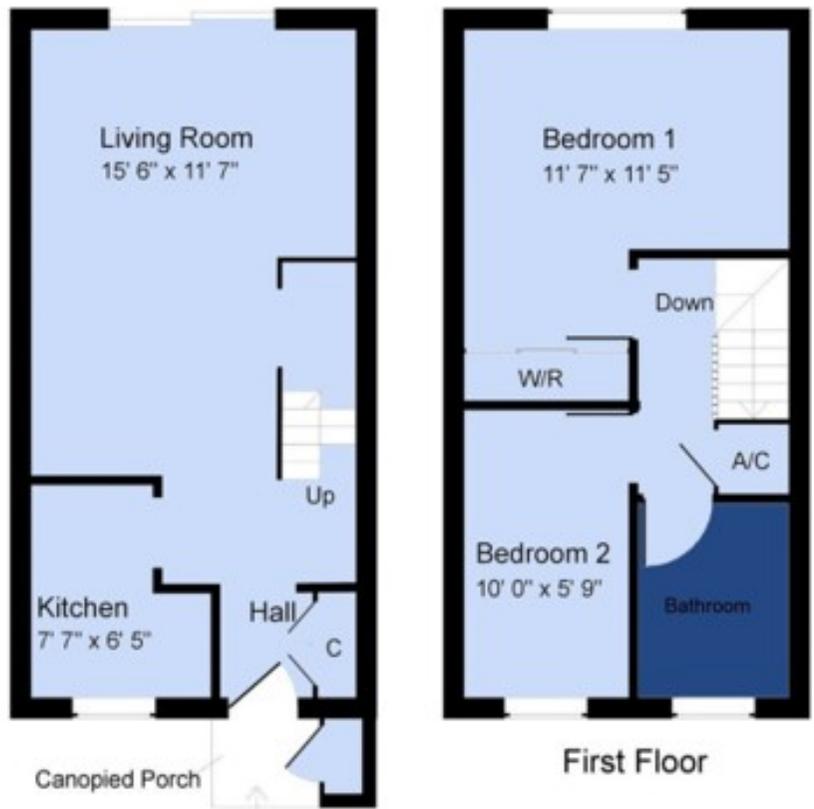
### Situation

**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 549 sq.ft (51 sq.m)

5 Lincoln Place, Thame, Oxfordshire, OX9 2ER

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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