



21 Hode Garth  
Thame, Oxfordshire,  
OX9 3GF

Guide Price £649,500

**RB** REASTON BROWN

## A Three Bedroom Detached Property With Off Road Parking For Two Cars And A Garage. Situated In A Popular Road Near The Centre Of The Beautiful, Market Town Of Thame.

**21 Hode Garth** stands as a charming, immaculate three-bedroom detached family residence, boasting a superb corner location on the outskirts of an exclusive development.

The ground floor welcomes you with a light filled entrance hall leading to the sitting room which is a wonderful bright and spacious room, the perfect space for relaxing or enjoying time with the family, which opens into a stunning Orangery complete with underfloor heating.

The heart of the home is the well-appointed kitchen and dining room, a fantastic space for entertaining. Equipped with sleek modern base and eye-level cupboard and drawer units, along with integrated appliance, finished with a composite worktop. The remaining area blends into a space, which has room for a large dining table and chairs. The utility room benefits from matching units. Completing the ground floor is a cloakroom with WC.

Ascending to the first floor, a spacious landing area give access to three bedrooms, including a luxurious master bedroom with built in wardrobes benefitting from an en-suite shower room. As well as two additional bedrooms and a family bathroom.

The meticulously maintained rear gardens feature lush lawns and established planting. A paved terrace, accessible from the orangery, which provides the perfect setting for outdoor gatherings and relaxation. The Front of the property boasts off-street parking for two vehicles and a single garage, along with gated access leading to the rear garden.

Gas radiator central heating. EPC: B and Council Tax: E Maintenance Charge: £23PM

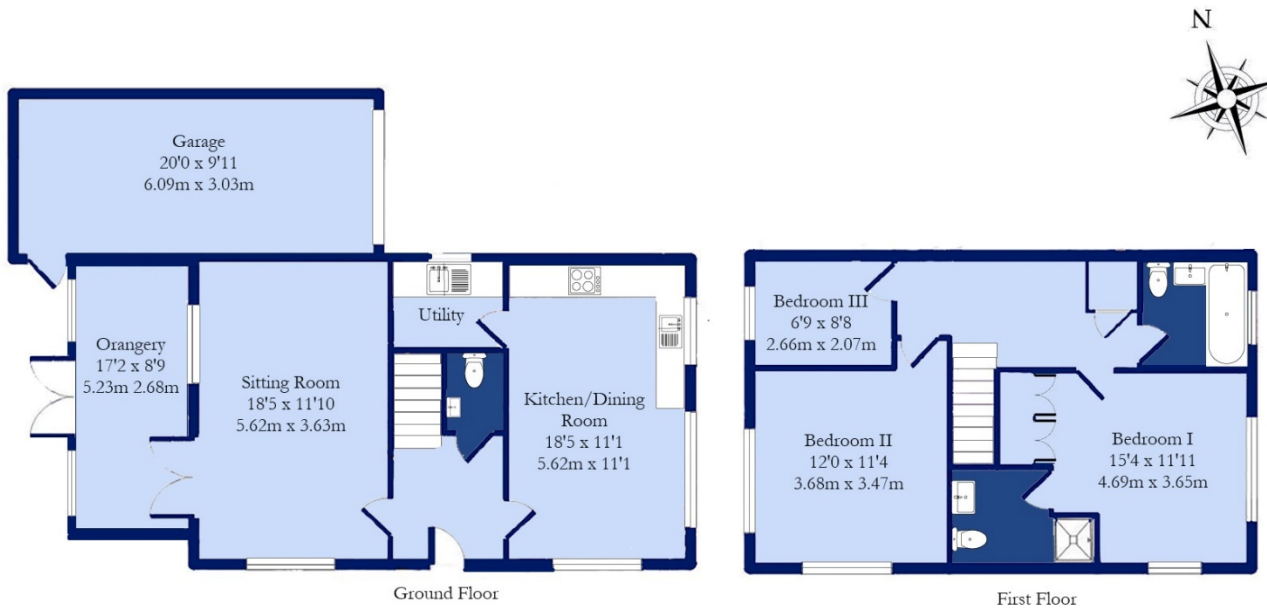
## Situation

**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 Six 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.*

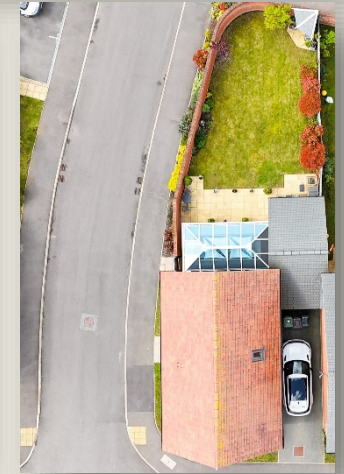






Approx. Gross Internal Floor Area 1470 Sq Ft (137 Sq M)  
21 Hode Garth, Thame, Oxfordshire OX9 3GF

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.



*Viewing is Strictly by Appointment through Reaston Brown*

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