



**Hideaway**  
**Thame Park Road, Thame, Oxfordshire,**  
**OX9 3PP**

**Guide Price £ 1,000,000**

**RB REASTON BROWN**

## A Three/Four Bedroom Detached Property With Off Road Parking. Surrounded by Countryside Situated on The Outskirts Of The Popular Market Town Of Thame.

**Hideaway** is a delightful cottage dates back over 200 years, offering adaptable living space spread across two floors. Approaching the residence, a lengthy gravel driveway flanked by south-facing lawns and shrubbery guides you to the side entrance. Stepping inside, you are welcomed by a generous reception hall adorned with terracotta tiles, where a staircase leads upward to the first floor. To one side of the hall, the front-facing living room awaits, complete with an inviting open fireplace. On the opposite side to the reception area, a conveniently located bedroom, features an en-suite bathroom. Notably, the current owner has installed a lift, providing access to the sitting room on the second level. The well-appointed fitted kitchen is accompanied by a blended dining breakfast room. The kitchen is equipped with a range of solid light wood fronted units, complemented by integral appliances including a cooker, ceramic electric hob, and extractor hood. Adjacent to the kitchen, a utility room offers further convenience allowing access to the rear garden. A conservatory, accessible from the kitchen, adds to the allure of the outdoor living experience, offering a serene retreat within the property. Ascending to the first floor, a substantial living room with upper terraced decking area amplifies the outdoor experience, offering picturesque views over open fields. This level, with its current layout, features two additional bedrooms and a family bathroom. Nestled on a substantial plot, the property boasts a charming garden at the front and breathtaking side and rear gardens. The expansive and secluded rear garden exudes countryside, providing captivating views across the surrounding green spaces. Benefits from a garage with electric and additional outbuilding with dry storage and electricity.

Private drainage. EPC = E. Council Tax = F.

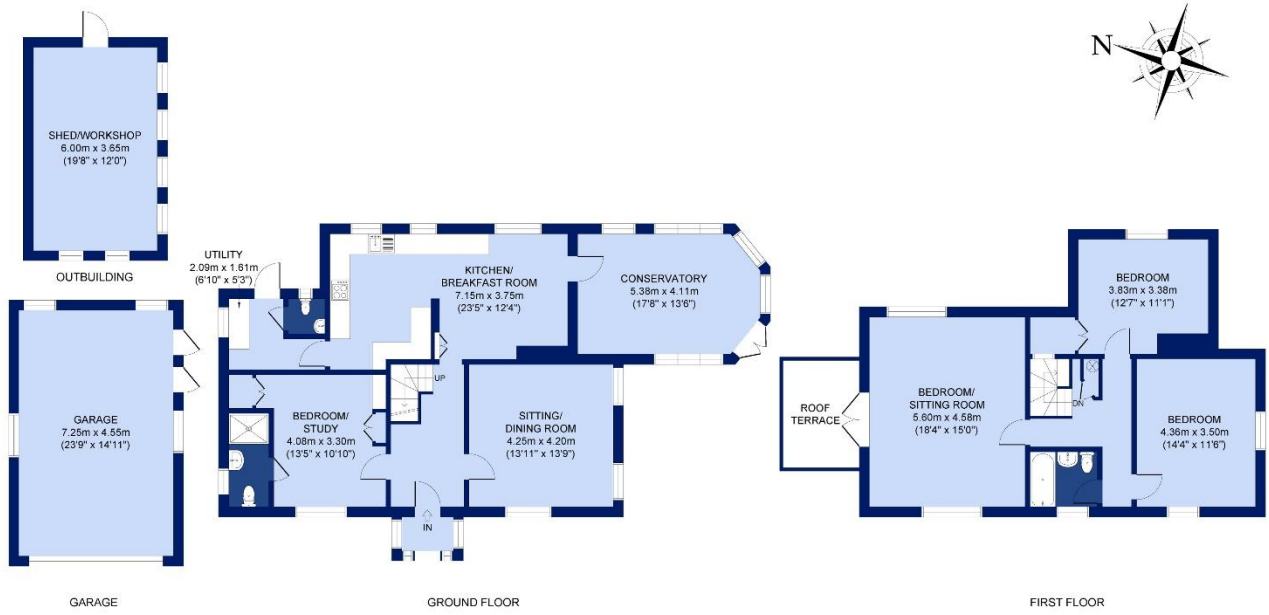
## Situation

**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 2428 SQ FT / 226 SQ M  
HIDEAWAY HOUSE, THAME PARK ROAD, THAME, OX9 3PP

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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