



27 Rooks Lane  
Thame, Oxfordshire  
OX9 2EA

Guide Price £300,000

**RB** REASTON BROWN

# This Cosy Two Bedroom Property Is Situated In a Lovely Part Of Thame; Within a Stones Through Of The High Street.

Upon entering, this charming two-bedroom property you will find a kitchen to your right, featuring high gloss white units and marble effect countertops. This well-appointed kitchen comes equipped with an integrated microwave, hob, extractor fan, separate oven, space for washing machine and fridge. The living/dining room is bathed in natural light, courtesy of the glass panel patio doors that lead to the secluded back garden. This area is ideal for relaxing or entertaining. The staircase leads to the upper floor, where you will discover two well-proportioned bedrooms. The master bedroom, located at the back of the property, has a built-in wardrobe. The second bedroom is at the front. The family bathroom features a white suite with a shower over the bath, complemented by silver furnishings. Outside, private rear garden predominantly laid to lawn with a small patio area. The property also includes a nearby parking space. Conveniently located within easy walking distance of Thame town centre.

EPC = D

Council Tax Band = D

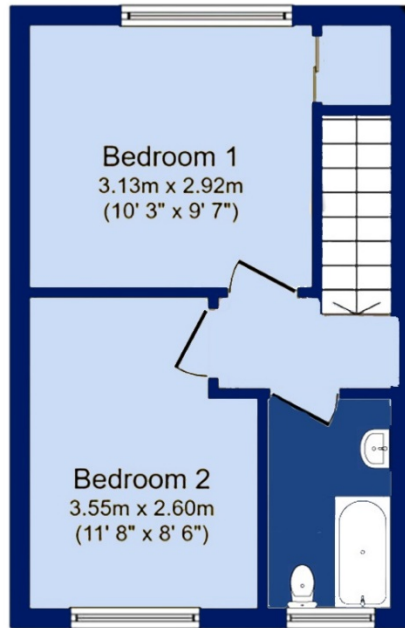
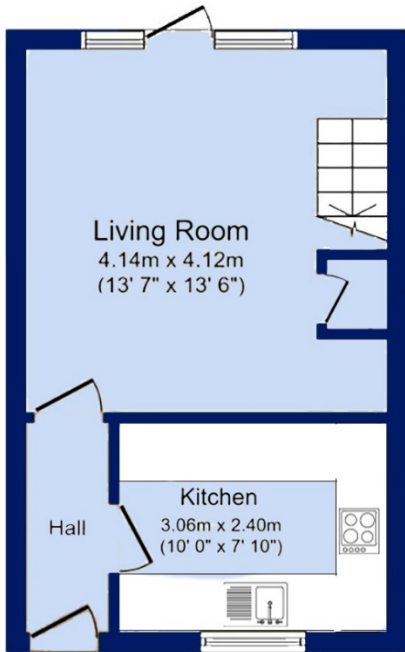
## Situation

**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 700 Sq Ft 65 Sq M**

**27 Rook Lane, Thame, Oxfordshire, OX9 2EA**

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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