



62c Queens Road
Thame, Oxfordshire,
OX9 3NQ

Guide Price £1,350,000

RB REASTON BROWN

This Exceptional 3,296 Sq Ft Modern Home Features 4 Bedrooms, an Open-Plan Kitchen, Versatile Rooms, and Luxurious Bathrooms. The Exterior Includes a Private Garden, Summer House, and Well-Maintained Lawn, All Showcasing High Quality.

Built just three years ago, this exceptional 3,296 sq ft modern home combines privacy and convenience. The resin-bound driveway, flanked by mature plants, double wooden electric gates and a spacious double garage with electric access and side garden entry. 62C features a modern, inviting interior. A light-filled hallway with checkered tile flooring and underfloor heating welcomes you. To the left, a spacious living area with a neutral colour scheme, cream carpet, and white walls is enhanced by dual aspect double doors opening onto a patio. The heart of the home is an open-plan family kitchen designed for functionality and style, double doors to a large flagstone patio, integrated blinds, a grey design with a pantry cupboard, three ovens, a microwave, an American-style fridge freezer, quartz worktops, and a Quooker hot tap. The adjacent utility room includes matching cupboards, a sunken sink, a washing machine, and a tumble dryer. The property includes a versatile family room with flowing floorboards and neutral decor, currently used as a sewing room but ideal for an office or playroom. Oak doors throughout add quality and continuity, the whole of the ground floor featuring underfloor heating. Upstairs, the staircase with a large window and reading nook leads to all principal rooms. The master bedroom is a spacious retreat with neutral decor, a dressing room, and a large ensuite with marble tiles, a drench shower, fitted cupboards, and white and silver furnishings. The second bedroom offers built-in wardrobes, a cream carpet, and a spacious ensuite. Bedrooms three and four, with built-in wardrobes, maintain neutral decor and have views to the front and rear of the property. All bedrooms are doubles. The family bathroom features a drench shower, marble tiles, a bath, a toilet, a sink, a vanity unit, and a silver heated rail, creating a light and bright space. The exterior impresses with double side access via flagstone grey spa slabs leading to the family patio. Mature borders with hydrangeas, irises, and aces create a private garden space. A corner summer house with electricity, a shed, and outdoor lighting enhance the garden, while the well-maintained lawn provides space for outdoor activities and relaxation. EPC = B Council Tax Band TBC

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 3296 SQ FT / 306 SQ M
62C QUEENS ROAD, THAME, OX9 3NQ

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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