



August House, 119 Chinnor Road  
Thame, Oxfordshire  
OX9 3LP

Guide Price  
£600,000

**RB** REASTON BROWN

# Pretty Four-Bedroom, Victorian End of Terrace House With Open-Plan Sitting and Dining Room, Marble-Tiled Kitchen, Original Victorian Features, Beautiful Cottage Garden, and Large Summer House. Close to Town Centre and Schools.

August House welcomes you with a light, spacious entrance hallway featuring original Victorian patterned tiled flooring. It leads to an open-plan sitting and dining room with high ceilings, neutral décor, and a period fireplace. The sitting room has a sash window to the front, while the dining area includes log burner and French doors opening to a rear patio.

The kitchen boasts cream shaker-style units, a new range cooker, an integrated filtered tap, a ceramic sink, marble-tiled flooring, and French doors leading to the garden.

The first floor offers a master bedroom with an en-suite shower room, another double bedroom with a period fireplace, and a single bedroom with built-in storage. pretty family bathroom features a freestanding roll-top bath. A further staircase leads to a third floor with a very large double bedroom.

The walled and fenced rear garden is truly delightful, offering a patio area, mature shrubs, trees, hedges, and a large summerhouse with electricity, ideal as an office space. The property retains many delightful period features and offers gas central heating, providing both comfort and charm. August House remains a wonderful family home that perfectly balances its historic elegance with modern functionality.

EPC Rating = E. Council Tax 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 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 Reason 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 1750 Sq Ft / 163 Sq (inc Summer House)  
119 CHINNOR ROAD, THAME, OXFORDSHIRE, OX9 3LP

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*

**www.reastonbrown.co.uk Email: sales@reastonbrown.co.uk**

94 High Street . Thame . Oxfordshire . OX9 3EH Tel: +44(0) 1844 260626  
2-4 Windmill Road, Headington, Oxford, OX3 7BU Tel : +44(0) 1865 308855  
119-121 Park Lane . London . W1K 7AG. Tel : +44(0) 207 079 1589



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