



9 The Old Malting,  
Thame, Oxfordshire,  
OX9 3AF

Guide Price £350,000

**RB** REASTON BROWN

## Two Bedroom Character Property Set In The Heart Of The Beautiful, Market Town Of Thame. NO ONWARD CHAIN

**9 The Old Maltings** is nestled in the heart of town, this charming two-bedroom property, exuding character throughout. Set within the serene surroundings of The Old Maltings, a highly coveted development comprising just 10 properties, this residence offers a peaceful retreat amidst picturesque walled gardens.

The accommodation spans three floors, featuring two double bedrooms on the lower ground floor and a first-floor mezzanine, bathed in natural light and adorned with an oak and glass balustrade. The airy living space seamlessly connects to a kitchen equipped with matching wall and base unit and integrated oven.

Externally, residents have access to well-maintained communal gardens. The property includes one designated parking space.

The tranquil ambiance is complemented by the convenience of proximity to Thame high street, ensuring a perfect blend of serenity and urban amenities.

While the property could benefit from redecoration, it is offered with no onward chain.

EPC: D Council Tax: D Maintenance Charge: £50 PM

Lease Hold: 950 Years. Each residence owns a 10% share of the freehold

### Situation

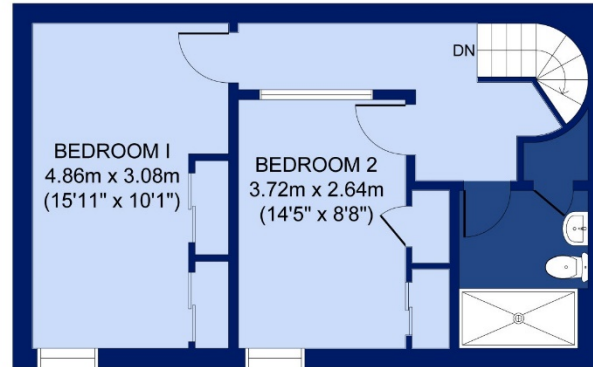
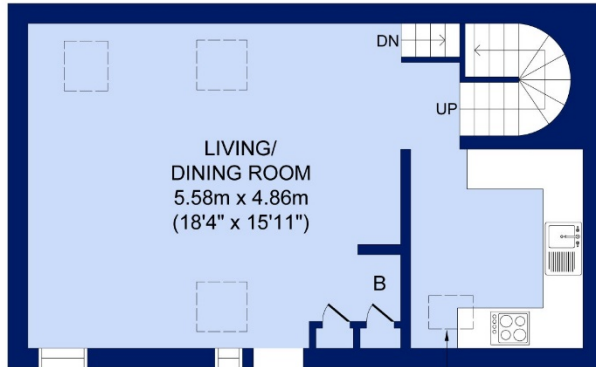
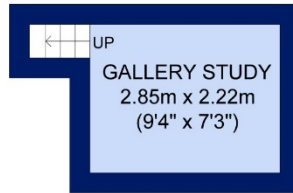
**Thame** is vibrant market town situated on the Oxon/Bucks borders, much enjoyed by its inhabitants. There are many independent shops, delicatessens, and a Waitrose. Thame is steeped in history, with beautiful buildings and medieval churches. On the social side it has award winning bars and restaurants, 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.*







FIRST FLOOR

GROUND FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 942 SQ FT / 88 SQ M  
9 THE OLD MALTINGS THAME, OX9 3AF

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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