



Moreton Lane, Thame - OX9 2EW

In Excess of £525,000

 **TIM RUSS**  
& Company



## Moreton Lane

Thame, Oxfordshire

- DELIGHTFUL THREE BEDROOM SEMI DETACHED HOME
- POTENTIAL FOR EXPANSION (STPP) - PLANNING PREVIOUSLY APPROVED FOR A DOUBLE STOREY SIDE EXTENSION
- IDEALLY POSITIONED FOR THE HIGH STREET
- SPACIOUS SITTING ROOM
- FAMILY BATHROOM AND SEPARATE WC - DOWNSTAIRS LUXURY SHOWER ROOM
- KITCHEN - DINING AREA
- WELL MAINTAINED GARDENS TO FRONT & REAR
- ADDITIONAL OFF STREET PARKING TO FRONT
- GARAGE ON OWN DRIVE & ELECTRIC CHARGING POINT



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Thame, Oxfordshire

Situated in an excellent position for the renowned local Primary & Secondary schools, the bustling High Street, popular Phoenix Trail and nearby open green space, is this spacious and well presented family home. The property has been improved and extended by the current owners with air conditioning installed. The welcoming entrance hall allows access to the open plan kitchen/dining area and sitting room.

This excellent space has been cleverly opened up allowing for plenty of natural light and is the perfect area to entertain with family and friends. Neutrally decorated with lovely big windows, this really is the focal point of the home. From the kitchen, bi folding doors lead to the family room/study with access out to the rear garden. The luxurious shower room off the hall completes the ground floor accommodation.

To the first floor, there are three bedrooms, a family bathroom and a separate WC.

Externally, to the front, the driveway provides parking for up to three vehicles with an electric charging point, a larger than average garage, and an area of lawn, whilst to the rear the garden is mainly laid to lawn with a patio terrace and Summer house.

Council Tax Band - D

EPC Rating - D

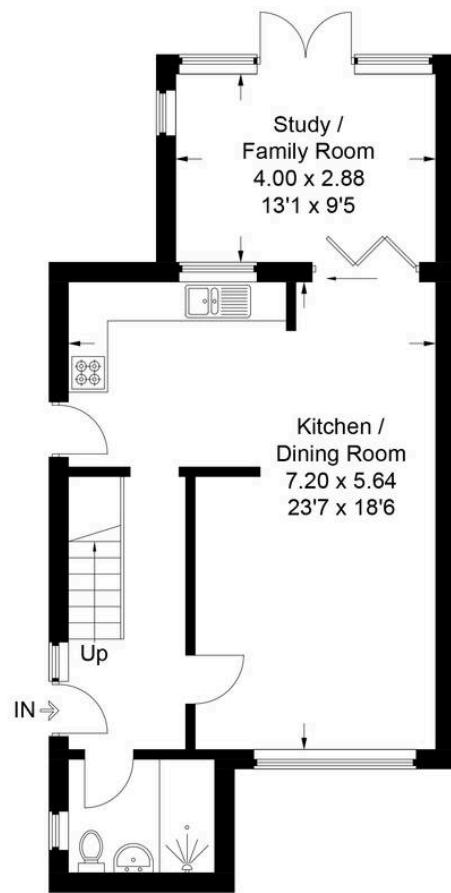
Council Tax band: D

Tenure: Freehold

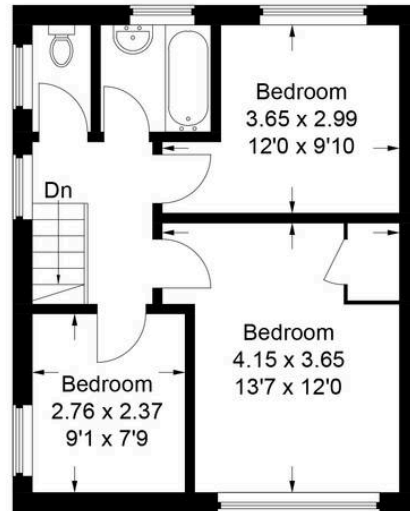
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

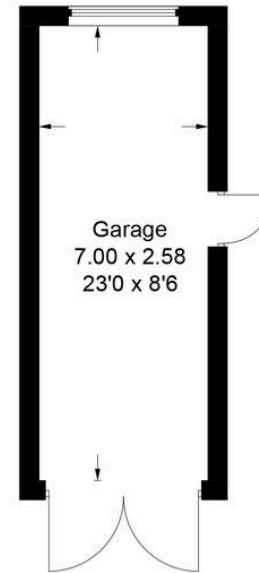




**Ground Floor**



**First Floor**



(Not Shown In Actual Location / Orientation)

**Moreton Lane**

Approximate Gross Internal Area  
 Ground Floor = 58.2 sq m / 626 sq ft  
 First Floor = 40.7 sq m / 438 sq ft  
 Garage = 18.7 sq m / 201 sq ft  
 Total = 117.6 sq m / 1265 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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