



72 Youens Close,  
Thame, Oxfordshire  
OX9 3ZQ

Guide Price  
£535,000

**RB** REASTON BROWN

## A Spacious 4-Bedroom Townhouse Offering 1,434 Sq Ft of Versatile Living Space, Featuring a Refitted Kitchen/Diner, Private Garden, Garage, and Convenient Access to Local Amenities.

72 Youens Drive is a spacious townhouse situated in a quiet location close to the Phoenix Trail. This impressive home spans 1,434 sq ft and combines stylish features with practical design, making it ideal for modern family living. The ground floor welcomes you with a good-sized entrance hall and a convenient cloakroom. A newly refitted dark grey kitchen forms the heart of the home, featuring a Miele gas hob, Miele electric oven, Blanco sink with drainer, tiled flooring in the kitchen area, and wooden flooring in the dining area. The open-plan kitchen/dining space is perfect for entertaining and includes sliding doors that open directly to the garden, creating an effortless indoor-outdoor flow. A separate utility room with a side window adds practicality to this level. The first floor provides a bright and versatile living space, including two generously sized double bedrooms, a comfortable sitting room for family relaxation, and a family bathroom. The second floor reveals two further bedrooms, including the master suite, which boasts a spacious dressing room and a sleek ensuite shower room. The additional second-floor bedroom provides flexible accommodation, suitable as a guest room, home office, or additional family space. Outside, the property features a beautifully maintained garden, ideal for alfresco dining, relaxation, or gardening enthusiasts. The rear garden offers a sense of tranquillity and privacy, while the front of the property includes a driveway, garage.. Conveniently located near local amenities, schools, and transportation links.

EPC Rating = C. Council Tax Band = E.

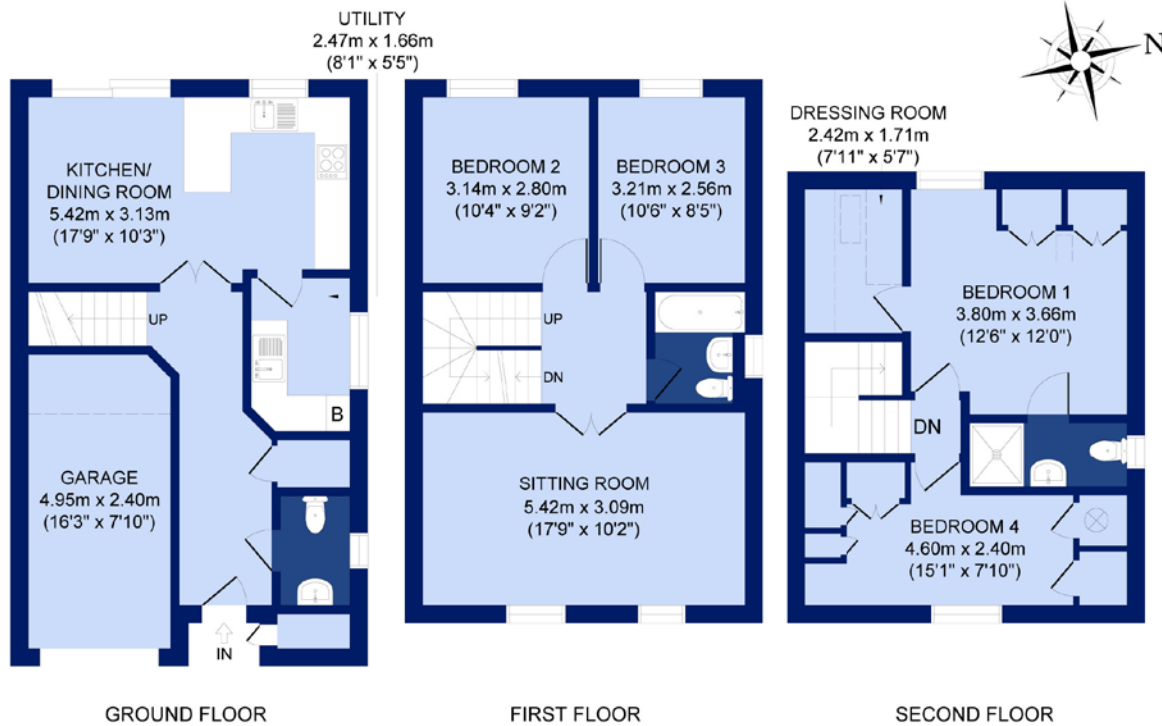
### Situation

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.*







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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