



8, Astley Road,
Thame, Oxfordshire
OX9 3WQ

Guide Price
£475,000

RB REASTON BROWN

A Bright and Spacious Three-Bedroom Home with Garage, Driveway Parking, Low-Maintenance Garden, and Stylish Interiors. Conveniently Located in a Popular Residential Area of Thame

Upon entering, a bright and welcoming hallway leads seamlessly into a generous dual aspect living room. This beautifully light-filled space features a bay window to the front and double doors opening onto the rear patio, perfect for entertaining or relaxing. A doorway flows through to the well-appointed kitchen, which is fitted with high-gloss white cabinetry, a built-in oven and grill, a four-point gas hob, and space for a washing machine, dishwasher, and fridge freezer. A cloakroom completes the ground floor accommodation.

Upstairs, the first floor offers three well-proportioned bedrooms. The principal bedroom is positioned to the rear of the property and enjoys plenty of natural light, while the second bedroom sits to the front and offers a similarly airy feel. Bedroom three, also to the rear, would make an ideal home office or nursery. The family bathroom features a classic white suite and neutral décor.

To the rear, the garden is laid to artificial grass and bordered by mature planting, creating an attractive and low-maintenance outdoor retreat. The front garden includes driveway parking for several vehicles and access to an attached garage.

Additional benefits include recently replaced windows (2023)

EPC Rating: TBC. Council Tax Band: D. Freehold.

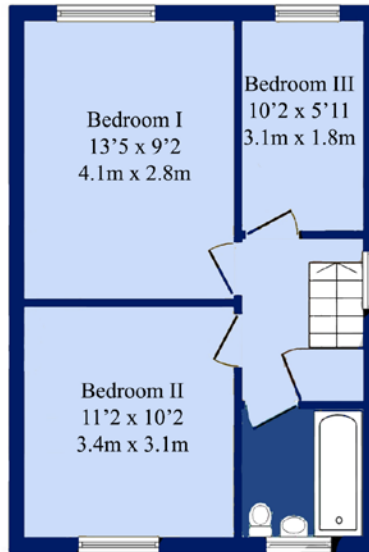
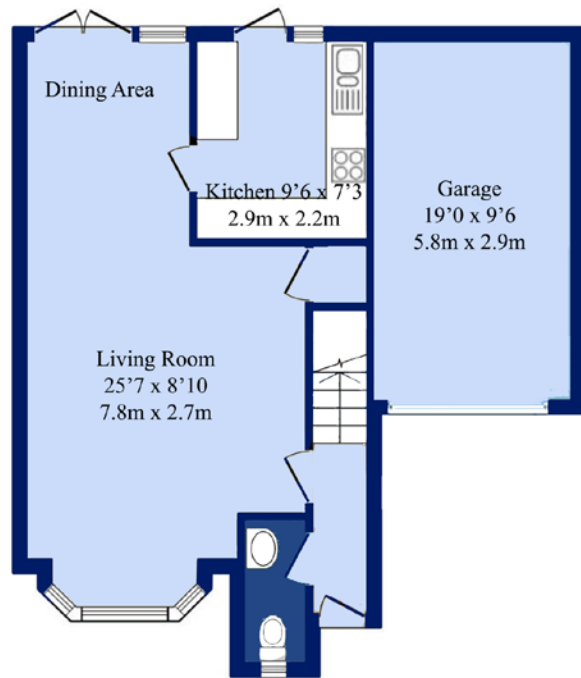
Situation

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 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 1010 Sq Ft / 93.82 Sq M inc Garage

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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.

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