



Connells

Rooks Lane  
Thame





### Property Description

This home boasts a spacious sunlit living area, creating a warm ambiance that is perfect for both relaxation and hosting guests. The kitchen is well - equipped featuring ample storage and contemporary appliances to meet daily needs with ease.

Both bedrooms are generously sized, offering peaceful retreat. while a stylish bathroom completes the home with thoughtful design and accessibility in mind.

Residents can also enjoy a beautifully maintained garden a perfect space for peaceful outdoor moments.

Situated in a vibrant neighbourhood the property is a short walk from Thame's local shops, cafes, restaurants and essential amenities and easy access to public transport routes.

Rooks Lane provides a perfect space for a comfortable and fulfilling lifestyle.



## Sitting Room

10' 8" x 14' 8" ( 3.25m x 4.47m )

## Kitchen

6' 6" x 7' 9" ( 1.98m x 2.36m )

## Bedroom One

10' 8" x 9' 2" ( 3.25m x 2.79m )

## Bedroom Two

10' 2" x 8' 5" ( 3.10m x 2.57m )

## Shower Room

6' x 10' ( 1.83m x 3.05m )

Thame, a picturesque market town nestled in the heart of Oxfordshire, offers a perfect blend of historic charm and modern convenience, making it an increasingly popular choice for homebuyers.

Known for its vibrant community and quintessential English character, Thame boasts a rich history dating back to the 12th century, with its streets lined with beautiful period architecture and a traditional market that has been a focal point of the town for centuries.

Thame's excellent location provides easy access to both the countryside and city life. It's ideally situated for commuters, with convenient transport links to Oxford, Aylesbury, and London. The nearby M40 motorway and regular train services from Haddenham & Thame Parkway make traveling straightforward, whether for work or leisure.







This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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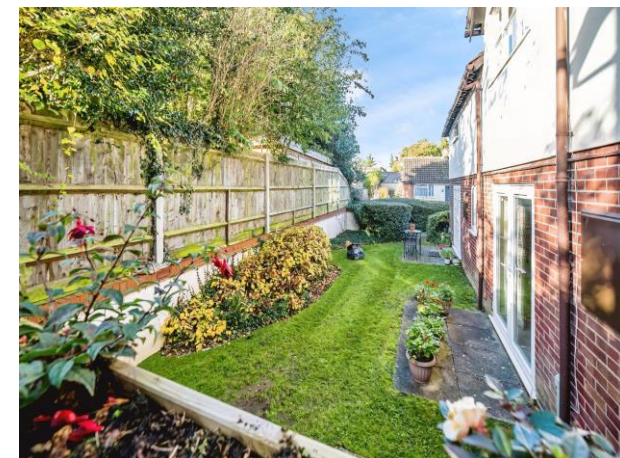
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**EPC Rating: D**

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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 1985. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Tenure: Leasehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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