



9 Cavalier Road,  
Thame, Oxfordshire,  
OX9 3TW

Guide Price £399,950

**RB** REASTON BROWN

A Three Bedroom End Of Terrace House, With Enclosed Private Garden. Single Garage and Off-Road Parking for Several Vehicles.

Situated In a Convenient Location, Within Walking Distance of the High Street.

Entering via spacious entrance with ample cupboard storage, giving access to the dining room. This space is illuminated and airy, seamlessly flowing into the living area, decor is kept neutral. Two large double doors grant access to the private rear garden. The galley-style kitchen features cream, high-gloss wall, and base units, along with integrated fridge, freezer, and a washing machine. The worktop space is ample, accommodating an integrated oven paired with a four-point ceramic hob. Rear access to the garden adds to the convenience.

Ascending the stairs leads to three principal bedrooms. The master bedroom, situated at the rear, boasts a neutral palette with a striking feature wall. Bedroom two, located at the front benefits from a built-in wardrobe. Bedroom three is also front-facing. Completing the upper floor is the family bathroom which offers a white bathroom suite with bath, shower and benefits from a heated towel rail.

The garden is a tranquil haven that benefits from a sense of privacy, as it is not overlooked by neighbouring properties. It boasts a welcoming patio area, perfect for outdoor gatherings and relaxation. The main portion of the garden is primarily laid to grass and is enhanced by the presence of well-established shrubs. A shed offers convenient storage.

The property includes a garage equipped with electric points alongside the Block Pavia driveway which can accommodate four cars. Gas to radiator heating throughout.  
EPC: D Council Tax: C



## Situation

**Thame** is a popular market town situated on the Oxon/Bucks borders. There are many independent shops, delicatessens and a Waitrose. Thame is steeped in history, with beautiful buildings, some dating back to Tudor times, a medieval church and a local museum. On the gastronomic side it has award winning bars and restaurants; you could have breakfast at Coluco, lunch at the Eight Bells and dinner at the Thatch. There is also an annual food festival, art and literature festivals, various music and comedy festivals. Thame also has a health centre, cottage hospital, various societies and sports club such as the Chinnor rugby club, the tennis club, bowls club and U3A. There is excellent schooling, including three primary schools and the sought after LWS secondary school. There is also access to the grammar schools in Aylesbury. Transport wise, London Marylebone can be reached in 34 minutes via nearby Haddenham & Thame Parkway Station. Also M40, junction 7 for access to London, Birmingham and the North is approximately 10 minutes drive away. There are also regular bus services to Oxford, Aylesbury and the neighbouring villages, which have walks, country pubs and beautiful scenery. *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.*





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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.



*Viewing is Strictly by Appointment through Reaston Brown*

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