



57 Cotmore Gardens

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Thame
OX9 3NB

Guide Price £825,000

RB REASTON BROWN

A Wonderful Three Bedroom With Loft Room Detached Family Home, Comprising Of A Large Kitchen With Dining Room, Large Living Room. Parking For Several Cars Set In The Beautiful, Market Town Of Thame. In Excess of 1850 Sq Ft.

Upon entering through the electric gates, you are greeted by a newly gravelled large front garden, perfect for accommodating multiple vehicles. The garden features a charming rose garden at the front, with convenient storage for bins and logs. The property has been recently rendered and boasts a new roof and new windows.

Inside, you will find a spacious open plan kitchen adorned with modern appliances and ample counter space, featuring high gloss units and warm spotlight lighting. The kitchen is equipped with a five-point range-style cooker and has ample space for an American-sized freezer. Integrated appliances, including a dishwasher, add to the kitchen's functionality. Double doors lead out to the back garden, creating a seamless indoor-outdoor living experience. The kitchen area is spacious enough for a large dining table and a sofa and benefits from a cooking stove/log burner.

The utility room has high gloss white units which provide ample storage, with space for a washing machine, tumble dryer, dishwasher and an extra fridge freezer. There are convenient cupboards, including a heated coat and boot storage area and a stable door which opens to the garden.

The living area boasts a stylish decor in neutral tones, centred around a log burner set against a striking red feature wall adorned with slate accents. Double doors open directly onto the garden.

The master bedroom features brick wallpaper, neutral decor, with a front-facing aspect and an en-suite bathroom*. Bedroom two is spacious and front-facing with light grey décor. Bedroom three is currently used as a large office.

The newly decorated bathroom includes a white bath, toilet, sink, and a rainfall shower, with grey slate marble-style wall tiles and floor tiles, and a heated towel rail. This floor is completed with a cloakroom that features a shower unit equipped with a power shower.

Upstairs, the loft room which is currently used as bedroom has a velux window and newly laid carpet.

The large rear garden is a blank canvas with a brick-style outbuilding with electric, ideal for conversion into an outdoor office or home gym. The garden is mainly laid to grass with a central patio area, perfect for letting your imagination run wild.

EPC: D Council Tax: E Freehold * Note: Property will benefit from having a new boiler and fuse boxed installed

Situation

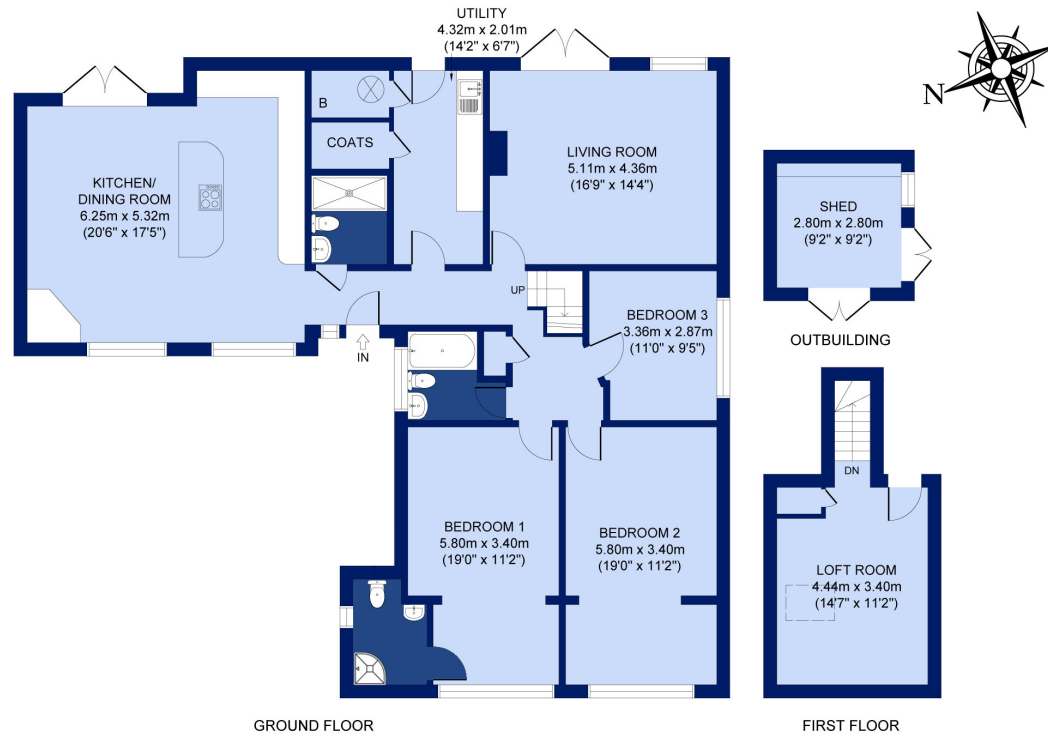
Thame is vibrant market town situated on the Oxon/Bucks borders, much enjoyed by its inhabitants. There are many independent shops, delicatessens, and a Waitrose. Thame is steeped in history, with beautiful buildings and medieval churches. On the social side it has award winning bars and restaurants, you could have breakfast at Black Goo or a pleasant lunch at the Eight 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 1854 SQ FT / 172 SQ M
57 COTMORE GARDENS, THAME, OX9 3NB

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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Viewing is Strictly by Appointment through Reaston Brown

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