



38 Croft Road,  
Thame, Oxfordshire  
OX9 3IF

Guide Price  
£425,000

**RB** REASTON BROWN



# Beautiful Three/Four Bedroom Edwardian Home With Enclosed Garden

## Planning Permission Granted To Substantially Extend, Creating A Fabulous Family Home.

This elegant Edwardian property combines timeless character with modern family living. The ground floor features an expansive open plan living and dining area, centred around a charming brickwork open fireplace. Large dual-aspect windows bathe the room in natural light, creating a bright, inviting space. The kitchen is stylishly appointed with white gloss cabinetry and sleek worktops. Completing this floor is a family bathroom featuring a luxurious roll-top bath.

Upstairs, there are three double bedrooms, all offering comfortable living spaces. The attic space, complete with a Velux window, offers potential for a variety of uses, along with ample eaves storage.

The garden has been thoughtfully paved and is bordered by mature planting, creating a serene and private outdoor space. It leads to an outbuilding, providing additional space that could serve as storage or a potential home office.

This property comes with approved planning permissions to create a stunning open-plan kitchen and family room, designed with skylights to flood the space with natural light. In addition, plans are in place for a spacious loft conversion to add a fourth bedroom, further enhancing the home's potential. Planning Ref P22/S2298/HH (14th October 2022)

EPC Rating: E Council Tax: C 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 Reason 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.*











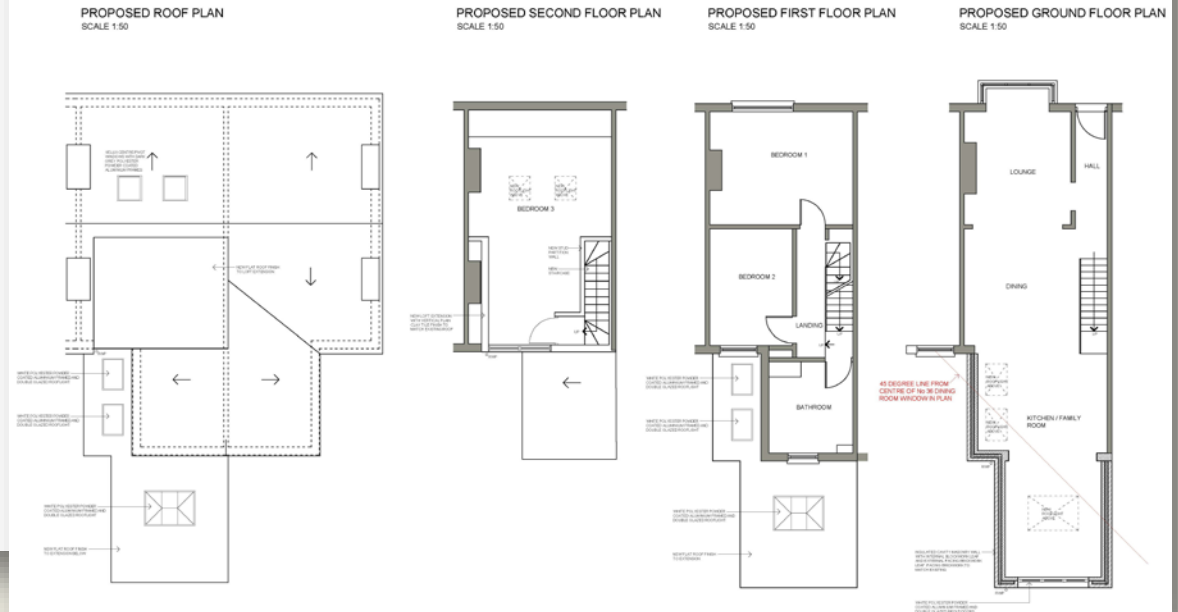
Approx. Gross Internal Floor Area 1151 Sq Ft (107 Sq M) inc Shed

38 Croft Road, Thame, Oxfordshire, OX9 3JF

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.



## Planning Permission Granted 16/11/2022



*Viewing is Strictly by Appointment through Reaston Brown*

**www.reastonbrown.co.uk Email: sales@reastonbrown.co.uk**

94 High Street . Thame . Oxfordshire . OX9 3EH Tel: +44(0) 1844 260626

2-4 Windmill Road, Headington, Oxford, OX3 7BU Tel: +44(0) 1865 308855

119-121 Park Lane . London . W1K 7AG. Tel: +44(0) 207 079 1589

