



11, Blackthorn Grange,
Thame, Oxfordshire,
OX9 3GG

Offers In Excess of £530,000

RB REASTON BROWN

A Three Bedroom Detached Property With Off Road Parking For Two Cars And A Garage. Situated In A Popular Road Near The Centre Of The Beautiful, Market Town Of Thame.

11 Blackthorn Grange is a beautifully presented three-bedroom detached family home, situated in a prime corner location on the outskirts of a desirable and exclusive development.

Upon entering the property, you are welcomed into a spacious, light-filled hallway that provides access to the various rooms. To the right is the impressive kitchen and dining area, featuring high-gloss wooden effect kitchen cupboards paired with a sleek Karndean worktop. This modern space is equipped with a four-point gas hob, an integrated fridge-freezer, a built-in oven and grill, a dishwasher, and a sunken sink. Double doors open out onto the garden, allowing for a seamless indoor-outdoor living experience. The kitchen also benefits from a utility room with a sink, along with space for a washing machine and dishwasher.

To the left of the hallway, the bright and airy living room offers a double aspect, with double doors to the garden and a neutral decor. Adjacent to the living room, you'll find a convenient downstairs cloakroom with a toilet and sink.

Upstairs, the landing gives access to the three well-proportioned bedrooms and a family bathroom. The master bedroom faces the front and features built-in storage. It benefits from an en-suite shower room with a walk-in shower, toilet, sink and a heated towel rail. The second bedroom, also front-facing, is decorated neutrally and includes a built-in cupboard with a hanging rail. The third bedroom, currently used as an office, offers built-in storage. Completing this floor is the family bathroom, which includes a bath with an overhead power shower, offering flexibility for family needs. A large cupboard on the landing provides additional storage space.

The rear garden is beautifully maintained with large area to lawn, a large shingle area, and a patio an ideal space for outdoor entertaining and relaxation. The front of the property features off-street parking for two vehicles, a single garage, and gated access leading to the rear garden. There is also an electric charge point for vehicles.

Gas central heating. EPC: B | Council Tax: D | Freehold | Maintenance Charge: £34 Per Month

Situation

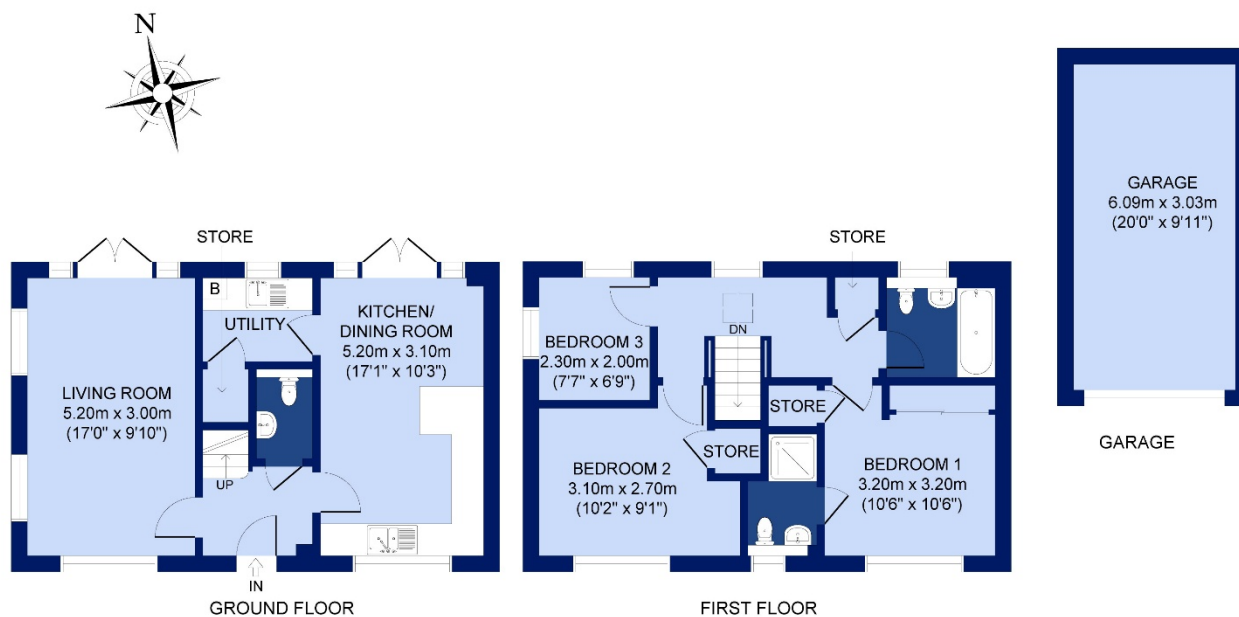
Thame is vibrant market town situated on the Oxon/Bucks borders, much enjoyed by its inhabitants. There are many independent shops, delicatessens, and a Waitrose. Thame is steeped in history, with beautiful buildings and medieval churches. On the social side it has award winning bars and restaurants, 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 1155 SQ FT / 107 SQ M
11 BLACKTHORN GRANGE, THAME, OXFORDSHIRE, OX9 3GG

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

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

Sales, Lettings, Commercial & Chartered Surveying

