



35 Moreton Lane  
Thame  
Oxfordshire OX9 2EW

Guide Price £525,000

**RB** REASTON BROWN

# Three-Bedroom Semi-Detached Home With Spacious Kitchen/Diner, Rear Extension, Garage, Driveway Parking, Close To The Park And Phoenix Trail, Walking Distance To Thame Town Centre.

35 Moreton Lane is a well-positioned three-bedroom semi-detached home, just a short walk from the centre of Thame. The property offers a good sense of space and flexibility, extending to approximately 1256 sq ft. You enter a welcoming hallway with a deluxe downstairs shower room with toilet and sink to the right, featuring floor-to-ceiling ceramic tiles and vaulted ceiling. The staircase rises to the left, and beyond, the house opens into a generous kitchen/dining room fitted with white units, ample worktop space and laminate flooring throughout. There is a seamless flow through to the rear extension, which provides a bright and adaptable sitting area or family room. This room enjoys an air-conditioning unit, bifold doors opening onto the garden, and additional French doors to the side, creating a wonderfully light space. There is also a useful understairs cupboard. Upstairs, the landing leads to a separate WC and a family bathroom with overhead shower and ladder-style towel rail. The main bedroom is positioned to the front with an airing cupboard. A second double bedroom looks out over the garden, and the third is a single, ideal as a nursery or study. The loft is accessed via a hatch with fitted ladder and houses the recently serviced boiler. Outside, the property sits on a generous plot with driveway parking for multiple vehicles. The detached garage is fitted with power and lighting, and an electric car charging point is located on the drive. The rear garden is private, mainly laid to lawn, and includes a recently updated and attractive patio area ideal for outdoor dining. A well-balanced home in a sought-after location, with scope to personalise and excellent access to Thame's shops, schools, and amenities.

EPC D Council Tax Band D

## 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 1256 Sq Ft / 117.6 Sq M  
 35 Moreton Lane, Thame, Oxfordshire, OX9 2EW

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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