



23 Windmill Road, Thame Oxfordshire  
OX9 2DR

To Let  
£1250 PCM

**RB** REASTON BROWN



## A Charming Two Bedroom Victorian Cottage, Situated Just A Short Walk From The Town Centre, Complemented By A Larger Than Average Rear Garden Containing A Garden Office. In Close Proximity to The Pheonix Trail

**23 Windmill Road** is a substantially refurbished two bedroomed Victorian cottage located within easy walking distance of the town. Entrance is into the sitting room which has an open fireplace (not functioning) and is furnished with a two seater sofa, chair, television, dining table and two chairs, cushion bench and lamp A doorway leads to the kitchen/breakfast room which has a range of matching wall and base units, an integrated electric oven, water dispensing fridge freezer, Siemens washing machine/dryer, slimline dishwasher and a understairs cupboard for storage The wooden back door leads to the fully enclosed rear garden which has a small patio area, laid mainly to lawn and a paved pathway leading to the garden room which is fully insulated with electrics and lighting, perfect as a home office. Containing a sofa bed, desk chair lamp and shelving. The balustrade staircase leading from the kitchen to the first floor where the landing provides access to all rooms. The master bedroom is furnished with a hydraulic hinged double storage bed, bedside cabinets with shelving above. The second bedroom is furnished with a sofa bed, convertible into a single bed, dressing table and drawers with hanging space over. The bathroom has a white suite comprising panelled bath with chrome shower mixer taps and shower over the bath, a low level WC, pedestal basin, a wall mounted cabinet and shelving. broadband is provided to the garden room which currently achieves 30-40mbps along with a router indoors and booster upstairs. Conveniently located within a short stroll to the Phoenix Trail, providing access to Lord Williams's School, the Thame Leisure Centre, and the tranquil Cuttlebrook Nature Reserve. Just a 5-minute walk away, you'll find the vibrant Thame Centre, boasting a wide array of shops and a wealth of amenities.

EPC: 61 D Council Tax: B

### Situation

**Thame** is a very popular market town with a beautiful High Street with historic buildings and is situated on the Oxon/Bucks borders. There are many independent shops, restaurants, gastro pubs, supermarkets, including a Waitrose, churches, hospital, a health centre, sports facilities and excellent schooling including a Catholic school, Church of England school and Lord Williams' sought after upper school. London Marylebone can be reached in 34 minutes (fast train) from nearby Haddenham & Thame Parkway. M40 junction 7 gives access to London. Birmingham and the Northern Networks are also within easy travelling distance. Thame also has a good bus service to Oxford, Aylesbury and the neighbouring villages.











# Sales, Lettings, Commercial & Chartered Surveying

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*Viewing is Strictly by Appointment through Reaston Brown*

*If you provide misleading information on you pre application form or withhold/delay the referencing process, you may forfeit your holding deposit*

Deposit 5 week's rent (calculated as monthly rent x 12 ÷ 52 x 5)  
Rent in advance = One Month's Rent  
Holding Deposit 1 week's rent (calculated as monthly rent x 12 ÷ 52)  
Costs: -



**RE REASTON BROWN**

## APPROX. GROSS INTERNAL FLOOR AREA 517 Sq Ft (48 Sq M) 23 WINDMILL ROAD, THAME

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

