

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 elctric oven, water dispensing fridge freezer, Siemans 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, convertable 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 mouted 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.























Holding Deposit 1 week's rent (calculated as monthly rent x $12 \div 52$)

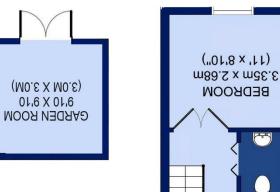
Rent in advance = One Month's Rent

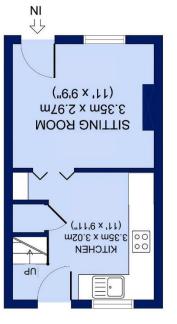
Deposit 5 week's tent (calculated as monthly tent

 $(2 \times 52 \times 5) \times (2 \times 5)$

Is you provide misleading information on you by and helication of the referencing property of may forfeit forms or misleady with the property of the may bordeit for many forfeit for many for many forfeit for many for many forfeit for many for many forfeit for m







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

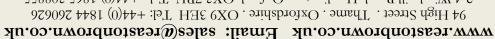
.855m x 1.37m 3.35m x 1.37m (11' x 4'6")∕

REASTON BROWN

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.

nmorA notensA dguordt tnsmtniofAA yd yltsirit? si gnimsiV





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

19-121 Fark Lane : London : WIK /AG: 1et: +44(0) 20/ 0/9 1383

