



86 Park Street,  
Thame, Oxfordshire  
OX9 3HX

Guide Price  
£600,000

**RB** REASTON BROWN

# Victorian Townhouse With Park Access, Stylish Interiors, Open-Plan Kitchen, Three Bedrooms, Feature Fireplace, Private Garden, Large Cellar, and Permit Parking Blending Period Charm With Modern Living.

**86 Park Street** is a Victorian townhouse full of character and charm, this three-bedroom home offers a perfect balance of period features and modern living, with the added benefit of direct access to the park.

Upon entering, you're greeted by a bright and inviting hallway with solid wood flooring that flows throughout the ground floor.

At the heart of the home is the stunning kitchen and dining room—an impressive open-plan space ideal for family life and entertaining. The bespoke sage green kitchen units are complemented by solid wooden worktops and exposed beams. A large pine larder, integrated dishwasher, wine rack, and focal 8-point gas oven add both charm and functionality. There's also ample space for an American-style fridge freezer. Bifold doors open onto a decked patio, creating seamless indoor-outdoor living and making this space the true hub of the home. The living room features built-in cupboards and shelving, centred around a striking feature fireplace, creating a warm and welcoming atmosphere. This floor is complete with a handy cloakroom with WC and basin.

On the first floor, you'll find two well-proportioned bedrooms. The rear bedroom boasts beautiful views over the park, while the front-facing bedroom features a built-in wardrobe and neutral décor. A stylish family bathroom completes this level, with grey panelled walls, slate flooring, white fittings, and chrome accents, including a bath with a shower. The second staircase leads to a bright third bedroom on the top floor. With Velux windows, neutral tones, and a built-in wardrobe.

The garden offers a private retreat with direct access to the park, perfect for families and nature lovers alike. This elegant and versatile home is ideally located close to local amenities, transport links, and green spaces, offering a perfect lifestyle balance.

The property also benefits from a very large cellar, offering a perfect opportunity to create a versatile space—whether as a home gym, office, cinema room, or additional storage area.

EPC: C Council Tax: C Freehold. Parking permits available via the Town hall

## 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 Reasonon 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 1561 SQ FT / 145 SQ M  
86 PARK STREET, THAME, OX9 3HX

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

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