

2 Priest End

THAME • OXFORDSHIRE



RB REASTON BROWN

2 PRIEST END

THAME, OXFORDSHIRE

***A Magnificent ,17th Century,
Four Bedroom Detached House***

Sitting Room • Kitchen/Breakfast Room

Dining Room • Conservatory

Principle Bedroom

Two Further Bedrooms

Family Bathroom

Seperate Self Contained Annex

Outside

Parking For Several Cars • Enclosed Gardens

Approx Gross Internal Floor Area 3128sq ft

291 sq m

Oxford 13 miles, , Haddenham & Thame Parkway
Station 2.7 miles (Mainline service to London
Marylebone, fastest train approx. 37 minutes), M40
(Junction7) 3.8 miles, Heathrow 38.8 miles, Central
London 50.4 miles

(All distances and times approximate)

These particulars are intended only as a guide and must not be
relied upon as statements of fact. Your attention is drawn to
the Important Notice on the last page of the text.







A Historic Grade II Listed Retreat with Modern Comforts

Nestled in the very centre of Thame, this is a truly special home. Part thatched and part tiled, it represents a unique blend of early 17th-century character and thoughtfully considered modern living. Believed to be one of the oldest properties in this highly regarded market town. It is proudly featured in the local museum and several historical publications.

Stepping inside, you are welcomed by the light flooded porch, which opens into the heart of the oldest part of the house. Original exposed beams, some bearing markings from 17th-century craftsmen, sit alongside period-style radiators and details that speak of the property's rich past.

The kitchen and breakfast room form a beautifully proportioned space that is both practical and inviting, perfectly suited to modern family life while respecting the home's heritage. Set within the 18th-century section of the property, this room is a seamless blend of old and new, featuring classic Shaker-style cabinetry and a bold central island. The layout has been thoughtfully designed to make the Range the heart of the kitchen, seamlessly blending everyday cooking with relaxed entertaining. Additionally, it boasts a convenient utility area with a shower room.

The kitchen flows effortlessly into a casual dining area, where bespoke Master Class Kitchens bench seating wraps around a central table. This space is bathed in natural light and carefully detailed, brings together function and comfort in a setting that feels both timeless and effortlessly liveable.

The sitting room is a truly delightful space, an Inglenook fireplace serves as a focal point, perfect for relaxing evenings. The room boasts beautiful exposed beams that add a touch of rustic charm and architectural character. The neutral décor throughout the space creates a calm and sophisticated ambience.





The beautiful conservatory has been recently redecorated, featuring, solid wood flooring, and an abundance of natural light. With a wide windowsill, double-glazed doors opening to the garden, with its serene, airy atmosphere, it's the perfect space for relaxing.

On the first floor of the main house, the beam-lined landing leads you into the spacious principal bedroom, where exposed ceiling beams add warmth and architectural interest. Natural light pours in through elegant leaded windows, creating a bright and airy atmosphere. This inviting space effortlessly blends character and comfort.

The second bedroom is a well-proportioned double with a mezzanine level, a fireplace, en suite toilet and views over the garden.

Bedroom three is privately nestled, accessible by its own charming staircase. It also enjoys the added convenience of easy access to the downstairs shower room, blending both comfort and practicality seamlessly.

The family bathroom features both a bath and a separate shower, along with soft panelling and classic fittings.

Beneath, the fully tanked cellar has been expertly converted into a cosy snug or television room, offering an ideal space for unwinding in comfort or serving as a tranquil retreat.

The separate annex, provides excellent flexibility for guests, older children or multigenerational living. This self-contained area includes a smart utility kitchen, a fully tiled shower room, and a light-filled double bedroom and views across the garden, making it suitable for long-term guests or potential use as an Airbnb.





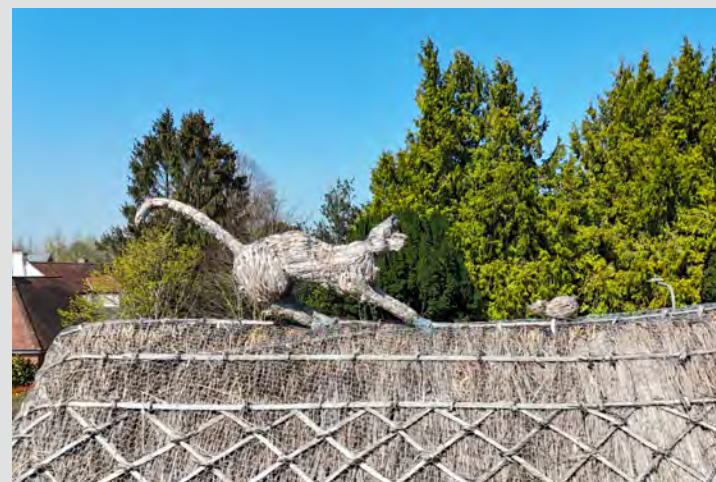
Beautiful Garden

The garden wraps around the property and is a particular highlight. Mature shrubs, fruit trees and herbaceous borders create a private, peaceful setting. A tiled front terrace, greenhouse, raised vegetable beds and several patio seating areas add both charm and practicality. The overall result is a home of rare quality, offering the perfect balance between heritage and comfort. The overall result is a home of rare quality, offering the perfect balance between heritage and comfort, right in the heart of one of Oxfordshire's most sought-after towns.



Parking and Storage

There is off-street parking for several vehicles, and a useful storeroom with electricity provides convenient additional storage space.





Thame , Oxfordshire

Thame is a vibrant market town on the Oxfordshire–Buckinghamshire border, known for its rich history, strong community, and excellent amenities. With charming period buildings, medieval churches, and a bustling market square, it offers a blend of heritage and modern living.



Schools: Thame offers a variety of excellent educational options. The town is home to the highly regarded Lord Williams's School, known for its strong academic record. Primary education is provided by a choice of schools, including the Catholic and Church of England primaries. Thame is also within easy reach of top independent schools such as Magdalen College School and Abingdon School, offering families a range of high-quality educational opportunities.



Walking & Riding: Thame is surrounded by beautiful countryside, with a range of scenic walking and cycling routes, including the popular Phoenix Trail, which offers a stunning path for both cyclists and walkers. The town is perfect for outdoor enthusiasts, with bridleways ideal for horse riding. Thame also boasts a lively sports community, with local clubs for various activities. Golfers can enjoy nearby courses like The Oxfordshire Golf Club, offering excellent facilities for all skill levels.



Shopping: Thame offers a great selection of local amenities, including independent shops, boutiques, and a Waitrose for everyday essentials. The town is also home to artisan delicatessens and cafés, making it a delightful place to shop and explore. For a wider range of retail options, nearby Oxford offers diverse high-street and designer shops, while Bicester Village is just a short drive away, providing a premier destination for luxury outlet shopping.



Travel: Thame is well-connected, with easy access to Oxford via the A418 and M40. Haddenham & Thame Parkway offers regular rail services to London Marylebone, making commuting convenient. The town's location provides excellent links to both city and countryside destinations.

**Directions: 2, Priest End,
Thame , Oxfordshire, OX9 2AE**

Grade II Listed

EPC :- Exempt

EPC :- Annex E

Council Tax Band :- G

Freehold

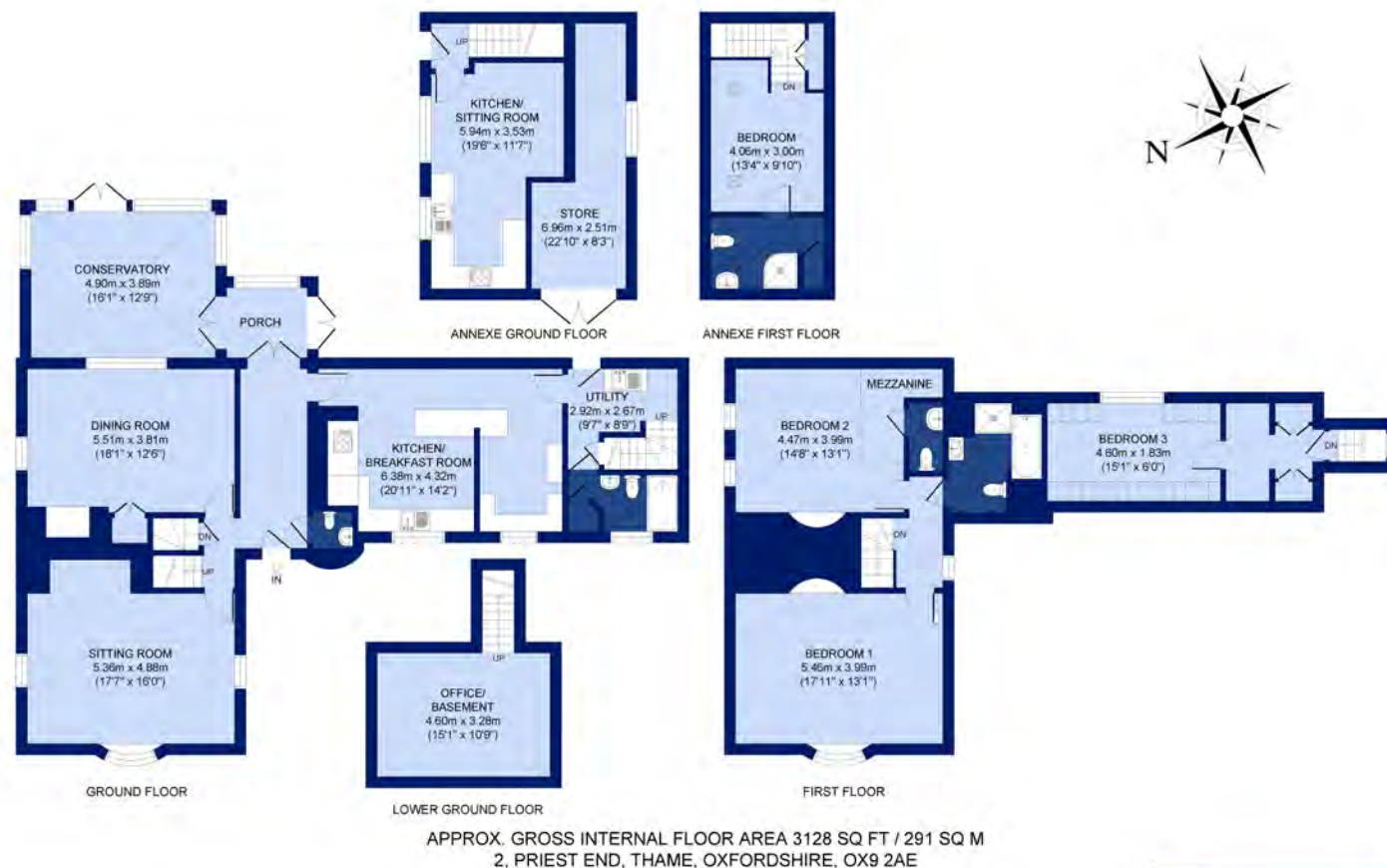
Mains drainage and Water, Gas Boiler.

Fixtures and Fittings

Only those mentioned in these sales particulars are included in the sale. The Sale is to include all fitted carpets.

Local authority

South Oxfordshire District Council



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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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.



www.reastonbrown.co.uk Email: info@reastonbrown.co.uk
94 High Street . Thame . Oxfordshire . OX9 3EH Tel: +44(0) 1844 260626
2-4 Windmill Road, Headington, Oxford, OX3 7BU +44(0) 1865 308855
119-121 Park Lane . London . W1K 7AG. Tel : +44(0) 207 079 1589