



10 Hopton Road, Thame
Oxfordshire OX9 3TS

Guide Price £420,000

RB REASTON BROWN

Three Bedroom End Of Terraced Property , Generous Lounge, Dining and Kitchen With Conservatory. Private Secure Garden With Access To Garage And Parking

10 Hopton Road, Upon entering, you're welcomed into a light and airy hallway with access to the main living area. The generous lounge is bathed in natural light from a charming bay window and is complemented by a neutral-tone carpet and a gas fire, creating a warm and inviting atmosphere.

The space flows seamlessly into the dining area, which opens via double doors into the conservatory - a bright and versatile room, complete with electric and underfloor heating, and offering direct access to the secure rear garden.

The kitchen is well-appointed with classic cream shaker-style wall and base units, finished with solid wood worktops, a white ceramic sink, and a standalone Gourmet Classic oven. There's ample space for both a dishwasher and a fridge/freezer.

Stairs ascend to the first-floor landing, giving access to three bedrooms. The master bedroom overlooks the rear garden, while Bedrooms Two and Three face the front. The family bathroom features a white suite, bath with overhead shower, heated towel rail, and neutral finishes. A useful storage cupboard completes this level.

Externally, the rear garden offers a mainly laid lawn, mature planting, and a sun terrace ideal for relaxing or entertaining. There is rear access to a single garage with parking for two cars.

EPC: D Council Tax: C Gas Central Heating

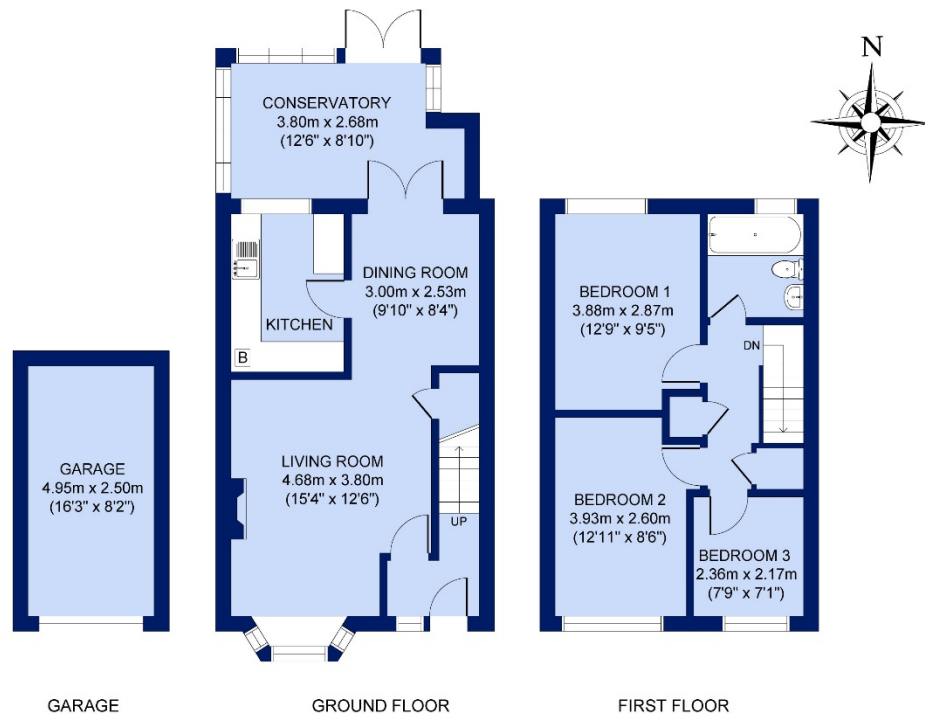
Situation

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 1119 SQ FT / 104 SQ M
10 HOPTON ROAD, THAME, OX9 3TS

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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