



12, The Homestead,
Thame, Oxfordshire,
OX9 2PP

Guide Price £540,000

RB REASTON BROWN

This Two Storey Home Offers a Bright and Spacious Living Environment and Easy Access to the Town Centre. It is an Excellent Opportunity for Those Seeking a Comfortable and Stylish Home in a Highly Desirable Location.

12 The Homestead offers a rare opportunity to acquire a well-presented two bedroom property with secluded garden, located in a quiet highly regarded development for the over-60s. The Homestead is a thoughtfully designed collection of homes arranged around landscaped communal gardens, with visitor parking, access to the town, and discreet evening lighting.

The property has been tastefully improved and carefully maintained. The welcoming entrance hall leads to a bright sitting room with an electric fireplace and French doors opening to the garden. To the left-hand side, the kitchen features white gloss soft-close cupboards, solid wood flooring, an induction hob and space for a fridge-freezer. An archway opens to a dining area and a light-filled conservatory which can be used all year round due to insulation, tiled roof, and heating.

The ground floor also includes a cloakroom with WC and basin, and a utility room with fitted cupboards, additional sink, and space for appliances. A lift provides easy access to the first floor if required.

Upstairs, the master bedroom enjoys dual aspects, fitted wardrobes, and lift access. The landing is currently used as a small study area. The second bedroom, positioned to the rear, has fitted cupboards and an en-suite shower room with WC, vanity sink, and heated towel rail. A further family bathroom includes a power shower, WC, and wash basin.

The garden has artificial grass, a patio seating area, and mature planting for low maintenance. The front garden features seasonal shrubs and a storage cupboard. A single garage is located nearby in a block of four.

EPC: C Council Tax: D Service Charge: £88.50 per month Pets are welcome

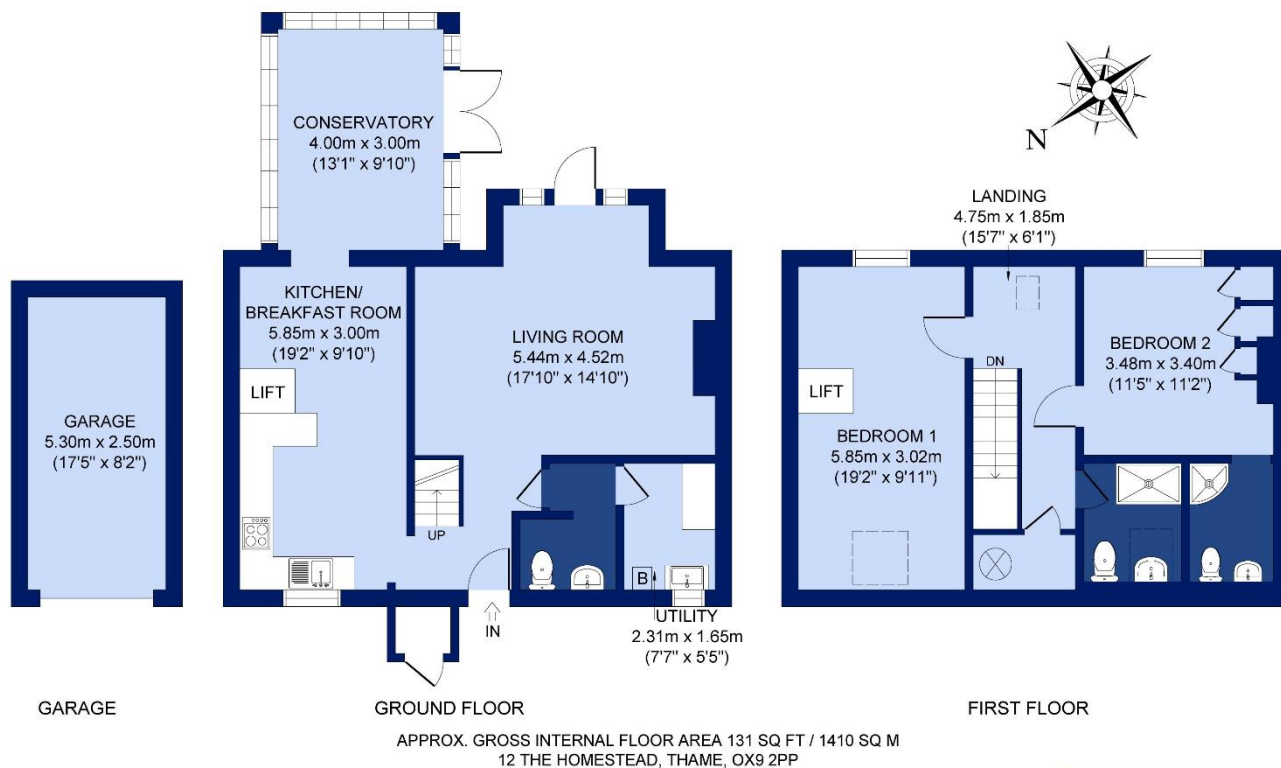
Situation

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. 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.







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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Viewing is Strictly by Appointment through Reaston Brown

If an offer is accepted, we are legally required to carry out Anti-Money Laundering (AML) checks on the applicant. A fee of £50 + VAT is charged to cover the cost of this check.

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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