



25, Youens Drive,  
Thame, Oxfordshire,  
OX9 3ZG

Guide Price £625,000

**RB** REASTON BROWN

## A Stylish Four-Bedroom Extended Family Home, Beautifully Updated with a Large Kitchen Diner. The Garden. Within Walking Distance of the Market Town Of Thame

This impressive family home presents an outstanding example of modern living in the desirable market town of Thame, having been extended and finished to an exceptional standard. The property seamlessly blends high-quality modern finishes with practical family spaces, creating a light-filled home designed for everyday comfort and entertaining. To the front, a sitting room offers a peaceful retreat. The heart of the home is the superb open-plan kitchen, dining, and living area formed by a thoughtfully designed rear extension. This stunning space is flooded with natural light from large sliding doors opening onto the garden, and features sleek cabinetry, granite worktops, integrated appliances, and luxury LVT flooring - perfect for family life and social gatherings. Cleverly concealed off the kitchen, a bespoke utility area has been seamlessly created, incorporating a sink, additional storage, and dedicated space for both a washing machine and tumble dryer, ensuring practicality without compromising on style. To the rear, a versatile additional room provides the perfect space for a family room, home office or snug, giving excellent flexibility for modern lifestyles. A downstairs cloakroom completes the ground floor. Upstairs, the property offers four well-proportioned bedrooms. The master suite enjoys rear views and benefits from fitted wardrobes and a stylish en-suite shower room. The remaining bedrooms are all bright and airy, served by a beautifully appointed family bathroom with bath, power shower. The rear garden laid mainly to lawn with mature planting - ideal for outdoor dining and family enjoyment. Outside, the property features driveway parking, a garage with electric car charging point. With no onward chain, elegant interiors, and an enviable location within easy reach of Thame's vibrant town centre, this exceptional home delivers the perfect blend of style, functionality, and convenience for modern family living.

EPC: C Council Tax: E Freehold

### Situation

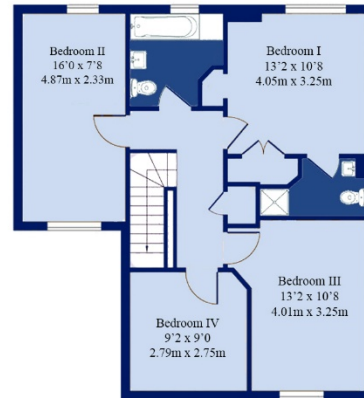
**Thame** is vibrant market town situated on the Oxon/Bucks borders, much enjoyed by its inhabitants. There are many independent shops, delicatessens, and a Waitrose. Thame is steeped in history, with beautiful buildings and medieval churches. On the social side it has award winning bars and restaurants, 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 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 1700 Sq Ft - 158 Sq M  
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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.



*Viewing is Strictly by Appointment through Reaston Brown*

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