



The Willows, 40 Aylesbury Road,
Thame, Oxfordshire OX9 3AW

Guide Price £1,150,000

RB REASTON BROWN

A Wonderful Five Bedroom Detached Family Home, Comprising Of A Large Kitchen, Separate Dining Room, Large Living Room And Separate Double Garage, Parking For Several Cars Set In The Beautiful, Market Town Of Thame. In Excess of 3013 Sq Ft.

NO ONWARD CHAIN

The Willows stands as a captivating residence in the heart of Thame's delightful market town, offering a harmonious blend of space and comfort. Upon entry, a light, bright hallway, enriched by a large window and solid wooden flooring, warmly welcomes visitors. Adjacent lies a spacious dining room and a cosy family room peering into the garden through a square lead window. The serene living room, with its robust brick fireplace and multi-fuel burner, effortlessly extends into the outdoors via elegant double patio doors. At its core, the home boasts a spacious kitchen, adorned with terracotta tiles, solid wood cabinets, a 5-point gas burner, and premium appliances, opening onto a beautifully landscaped garden. To complete the ground floor accommodation is a utility room with additional storage, a secluded ground-floor study and cloakroom. Upstairs, the master bedroom and second bedroom feature an ensuite bathroom, there are three additional double bedrooms and a family bathroom with separate shower unit. Notable features include an understairs cupboard and built-in wardrobes. Externally, the garden, with its lush lawns and fruit trees, and a substantial patio area provide a peaceful retreat.

The property is crowned with a spacious double garage, featuring upper-level with electricity suitable for a second home office, all complemented by a block-paved driveway encased by mature foliage, ensuring a regal entrance to this remarkable residence. This eloquently designed dwelling seamlessly melds indoor and outdoor living, providing a serene, luxurious living space in a charming locale.

EPC C Council Tax G Double glazing throughout.

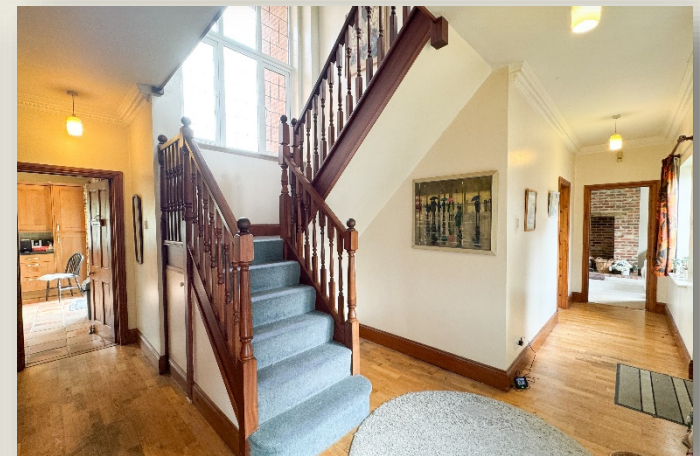
Situation

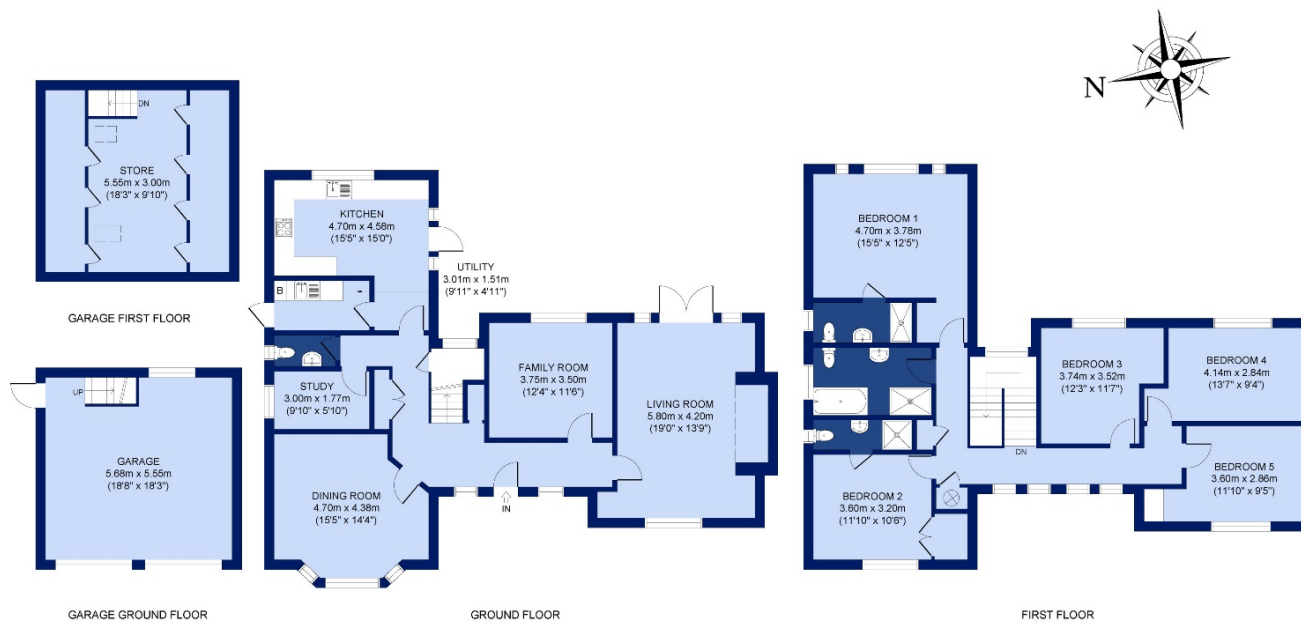
Thame is vibrant market town situated on the Oxon/Bucks borders, much enjoyed by its inhabitants. There are many independent shops, delicatessens, and a Waitrose. Thame is steeped in history, with beautiful buildings and medieval churches. On the social side it has award winning bars and restaurants, 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 3013 SQ FT / 280 SQ M
40 AYLESBURY ROAD, THAME, OX9 3AW

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

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