



19 Nelson Street,
Thame, Oxfordshire
OX9 2DP

Guide Price £925,000

RB REASTON BROWN

Elegant Double Fronted Three Bedroom Edwardian Detached Home In Central Thame With Character Features, Generous Living Space, Garden And Garage.

19 Nelson Street is an attractive Edwardian home, ideally positioned in the heart of Thame and offering a wonderful blend of character features, generous proportions and well-balanced accommodation throughout. A welcoming entrance hall with a beautifully tiled floor sets the tone, with stairs rising to the first floor. To the right, the sitting room is a cosy yet elegant space, featuring a cast iron gas fireplace with wooden surround, wooden floorboards and a charming bay window. French doors open directly onto the rear garden, creating a lovely connection between inside and out. To the left, a second reception room provides a versatile dining or family room, again with a bay window, fitted shelving and an attractive outlook to the front. The kitchen has been thoughtfully updated with cream shaker-style units, quarry tiled flooring and a traditional range cooker set within the original fireplace. Two sash windows overlook the garden, filling the room with natural light, while there is ample space for a dining table. To the rear, a generous utility room offers further storage and space for appliances, together with access to a downstairs cloakroom and the garden. Upstairs, a bright landing leads to three spacious double bedrooms, all benefiting from high ceilings and period fireplaces. The generous principal bedroom at the front of the property enjoys a bright, pleasant outlook, while two further double bedrooms arranged to the front and rear, offer flexible living space. The accommodation is served by a family bathroom and a separate shower room. Externally, the garden is partly enclosed by attractive walling and has been thoughtfully designed to incorporate areas of lawn, gravel and well-stocked herbaceous borders. A versatile garden workshop offers excellent additional space and could equally serve as a home office, while a single garage benefits from power.

EPC :E, Council Tax Band :F Freehold

Situation

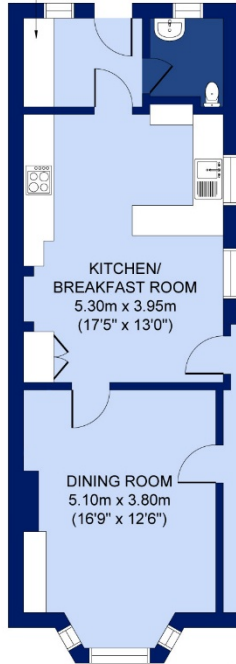
Thame is vibrant market town situated on the Oxon/Bucks borders, much enjoyed by its inhabitants. There are many independent shops, delicatessens, and a Waitrose. Thame is steeped in history, with beautiful buildings and medieval churches. On the social side it has award winning bars and restaurants,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





UTILITY
2.35m x 1.75m
(7'9" x 5'9")

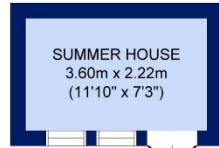


KITCHEN/
BREAKFAST ROOM
5.30m x 3.95m
(17'5" x 13'0")

DINING ROOM
5.10m x 3.80m
(16'9" x 12'6")

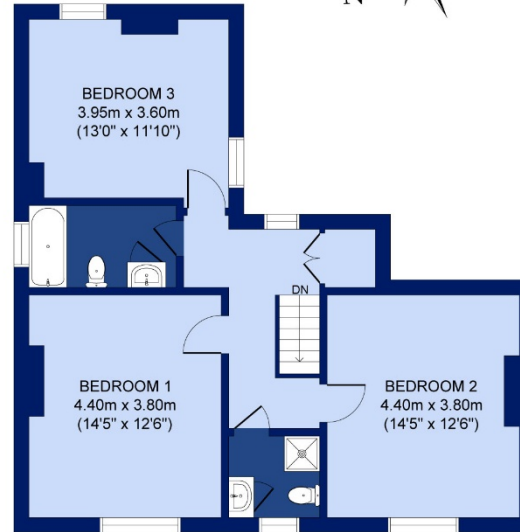
SITTING ROOM
5.10m x 3.80m
(16'6" x 12'6")

GROUND FLOOR



OUTBUILDING

APPROX. GROSS INTERNAL FLOOR AREA 1821 SQ FT / 169 SQ M
19 NELSON STREET, THAME, OX9 2DP
(INCLUDING GARAGE & OUTBUILDING)



BEDROOM 3
3.95m x 3.60m
(13'0" x 11'10")

BEDROOM 1
4.40m x 3.80m
(14'5" x 12'6")

BEDROOM 2
4.40m x 3.80m
(14'5" x 12'6")

FIRST FLOOR



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 £75 + VAT is charged to cover the cost of this check.

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