



Market Cottage , 46 North Street
Thame, Oxfordshire
OX9 3BH

Guide Price £300,000

RB REASTON BROWN

A Beautifully Extended Victorian Two Bedroom Cottage, With Courtyard Garden , Situated In The Centre Of The Beautiful, Market Town Of Thame

Market Cottage is a delightful two-bedroom cottage, conveniently situated just a short walk from the High Street, with its excellent selection of shops, cafes and local amenities. The property has a wealth of charm and character throughout. The front door opens into a welcoming entrance hall. From the hall, a door opens into the sitting/dining room. This inviting space combines cottage character with comfortable everyday living, featuring exposed timbers, laminate flooring and an attractive decorative fireplace creating a natural focal point. Beyond is the dual-aspect kitchen, fitted with a range of classic cream cupboards complemented by timber work surfaces. Windows to two aspects allow for plenty of natural light, creating a bright and welcoming space, while a door opens directly onto the private courtyard garden. Enclosed and easy to maintain, the courtyard offers an attractive setting for outdoor seating, entertaining and summer dining. Completing the ground floor is the family bathroom, fitted with a traditional white suite comprising a bath with shower over and a heated chrome towel rail. On the first floor are two individual bedrooms together with a useful cloakroom. The principal bedroom is positioned to the front. Bedroom two enjoys excellent natural light from its dual-aspect windows and, while ideal as a bedroom, would equally lend itself to use as a nursery, guest room or home office. A charming cottage combining character, convenience and a highly accessible High Street location.

EPC: E, Council Tax: B, Freehold

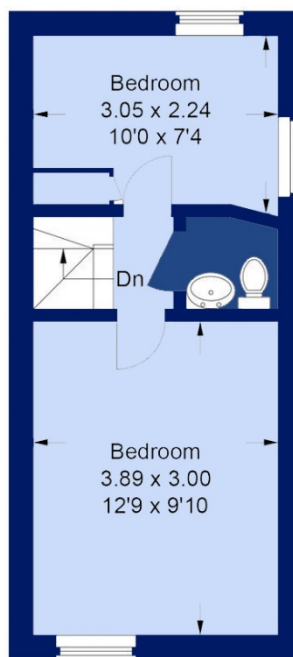
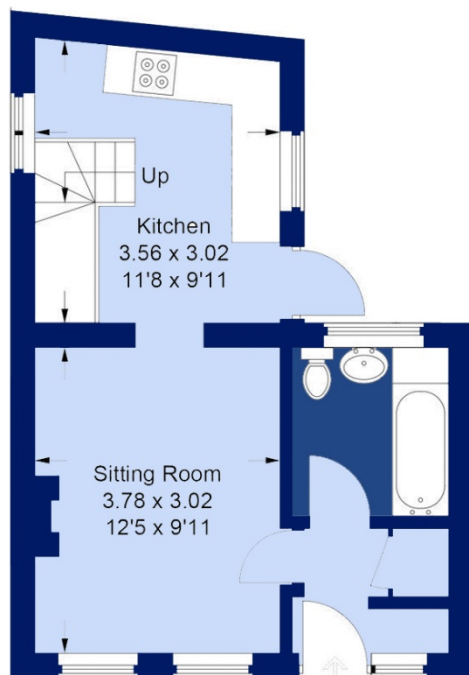
Situation

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 the Woodworks 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 579 Sq Ft / 53.8 Sq M
Market Cottage, 46 North Street, Thame, Oxfordshire, OX9 3BH

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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