



36 Holliers Close,  
Thame, Oxfordshire,  
OX9 2EN

Offer In Excess £450,000

**RB** REASTON BROWN

## Well-Presented Three-Bedroom Semi-Detached Home Tucked Away In A Popular Close Within Walking Distance Of Thame High Street, With Garage, Gardens And Off-Road Parking

Tucked away within a popular residential close and conveniently positioned within walking distance of the vibrant High Street in the sought-after Oxfordshire market town of Thame, this well-presented three-bedroom semi-detached home offers bright, well-proportioned accommodation, stylish interiors and attractive landscaped gardens. Upon entering the property, a welcoming entrance hall provides access to the principal living areas and staircase rising to the first floor. The impressive dual-aspect living and dining room extends to over 23 feet in length, creating a generous and versatile reception space ideal for both everyday family living and entertaining. Large windows allow natural light to flood the room while offering pleasant views over the rear garden. The kitchen has been fitted with a range of cream-coloured base and eye-level units complemented by wooden worktops. Integrated appliances include an oven, ceramic hob and slimline dishwasher, while a useful utility cupboard provides additional storage and practicality. On the first floor there are three well-proportioned bedrooms. The principal bedroom overlooks the front of the property, while the remaining bedrooms provide flexible accommodation for family members, guests or a home office. The bathroom has been stylishly fitted with a modern white suite including a towel radiator and shower over the bath. Externally, the property enjoys landscaped front and rear gardens. The rear garden is mainly laid to lawn with a patio seating area, planted borders and a garden shed. The front garden is also laid to lawn with a gravel pathway and borders. A generous driveway provides off-road parking for several vehicles and leads to the garage. EPC :C, Council Tax Band :D

### 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 Internal Floor Area 939 Sq Ft ( 87.2 Sq M) inc Garrage  
36 Holliers Close, Thame, Oxfordshire, OX9 2EN

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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