



4 Sedgemoor Drive,
Thame, Oxfordshire,
OX9 3YB

Guide Price £430,000

RB REASTON BROWN

Well-Presented Three-Bedroom Terraced Home In A Popular Area For Families Within Walking Distance Of Thame High Street, With Covered Garage And Garden.

Overlooking a green and situated within easy walking distance of Thame's High Street, this well-presented three-bedroom home offers generous living space, a substantial rear garden and excellent potential for future extension.

The property opens into a practical entrance porch with space for coats and shoes before leading into a bright and spacious sitting room. A large picture window provides attractive views across the green, while under-stairs storage adds everyday practicality. The room offers ample space for family seating and entertaining.

To the rear, the kitchen is fitted with a range of wall and base units, space for appliances and a window overlooking the garden. French doors open directly onto the patio, creating a seamless connection to the outdoor space and allowing natural light to flood the room.

Upstairs, the landing benefits from both an airing cupboard and additional storage. The principal bedroom overlooks the rear garden, while a further double bedroom enjoys views across the green. A third bedroom provides an ideal nursery, child's room or home office. The family bathroom is fitted with a white suite including a bath with overhead shower, wash basin and WC.

The rear garden is one of the largest along the row, featuring a generous patio area, large storage shed and gated rear access. A particular feature is the converted garage, currently operating as a successful hairdressing studio with power, lighting, water and additional storage, offering excellent flexibility for a home business or hobby space.

Planning permission has also been granted for a family room extension and downstairs cloakroom, providing exciting scope to further enhance this lovely family home.

EPC :C, Council Tax Band :C Gas Central Heating Freehold

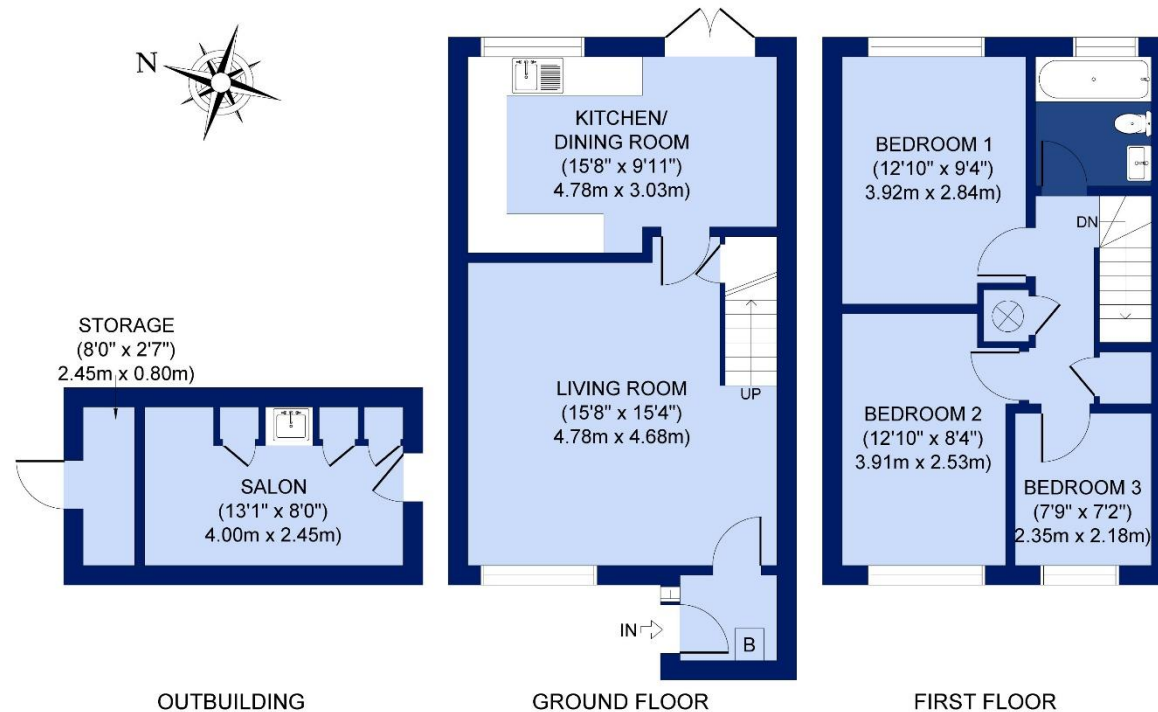
Situation

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 958 SQ FT / 89 SQ M (INCLUDING OUTBUILDING)
4 SEDGEMOOR DRIVE, THAME, OX9 3YB

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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