



5 Cedar Crescent,  
Thame, Oxfordshire  
OX9 2AX

Guide Price  
£540,000

**RB** REASTON BROWN

# Two Bedroom ,Detached Property, Set Within Thame, A Bungalow Offering Generous Accommodation, A Large Driveway, Carport, And Single Garage.

**5 Cedar Crescent** is set within a sought after area of Thame, it is a detached bungalow offering generous accommodation, a large driveway, carport, and single garage.

This is a rare opportunity to acquire a home with fantastic scope for modernisation, in a location where many properties have already been successfully extended and updated to create contemporary family homes.

The front door opens into a central hallway, with the first bedroom on the left, overlooking the front garden. The main bedroom also faces the front and benefits from fitted cupboards, an extended dressing room, and a spacious en-suite shower room with a large walk-in shower and white suite. A further family bathroom with bath, basin, and WC is located along the hall.

The sitting room is generously proportioned and features sliding doors leading into a bright sunroom, which in turn provides access to the garage and rear garden. The kitchen is fitted with a range of floor and wall cupboards, an integrated oven, and space for appliances, with a window looking out over the garden.

Outside, the garden is laid mainly to lawn with established shrub borders, a patio, and rear access. The setting is peaceful and private, backing onto other gardens. The property benefits from gas central heating, double glazing throughout, and represents a superb opportunity for renovation in the heart of Thame.

EPC Rating: D. Council Tax Band: D Freehold.

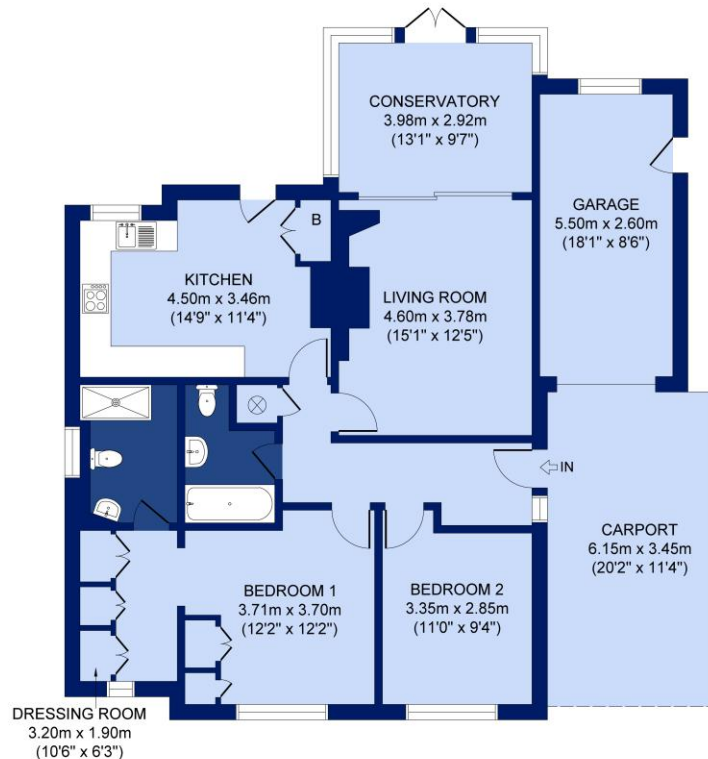
## Situation

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 Reason 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 1208 SQ FT / 112 SQ M (INCLUDING GARAGE & EXCLUDING CARPORT)  
5 CEDAR CRESCENT, THAME, OX9 2AX

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 Reaeton Brown*

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