

MORGAN & ASSOCIATES

VILLAGE PROPERTY CONSULTANTS

2 Horseshoes Place, Thame, OX9 3LL



THAME

Thame is a thriving and picturesque market town situated on the Oxfordshire/Buckinghamshire border, with an attractive historic centre and vibrant community. At its heart is an attractive High Street, lined with an excellent selection of independent shops, boutiques, cafés, restaurants and traditional pubs, together with a popular weekly market. The town offers a good range of everyday amenities, leisure facilities and well-regarded schooling, including Lord Williams's School.

Surrounded by beautiful countryside, Thame is ideally positioned for enjoying rural walks and outdoor pursuits, whilst remaining exceptionally well connected. The nearby M40 provides convenient access to Oxford and London, whilst Haddenham & Thame Parkway railway station offers regular services to London Marylebone, making the town particularly appealing to commuters and families alike.

Bedrooms 2 | Bathrooms 1 | Receptions 2 | EPC C





2 HORSESHOES PLACE

Tucked away at the end of a private, no-through cul-de-sac, this modern two-bedroom end-of-terrace home forms part of a small development of just six properties, conveniently situated within easy walking distance of Thame town centre and its amenities.

The property offers well-planned accommodation, together with off-street parking for several vehicles, a single garage and potential to extend, subject to the necessary consents.

An entrance hall leads through to the fitted kitchen, which includes a range of wall and base units, an integrated oven and hob and a breakfast bar. Beyond the kitchen is a comfortable sitting room opening into a conservatory overlooking the rear garden.

On the first floor are two bedrooms and a family bathroom fitted with a white suite.

Outside, the enclosed rear garden has been designed for ease of maintenance, with paved and gravelled areas providing space for outdoor seating and dining.

The property's peaceful, tucked-away setting, combined with its proximity to the High Street, makes it an appealing choice for those seeking a conveniently located home within a small private development.

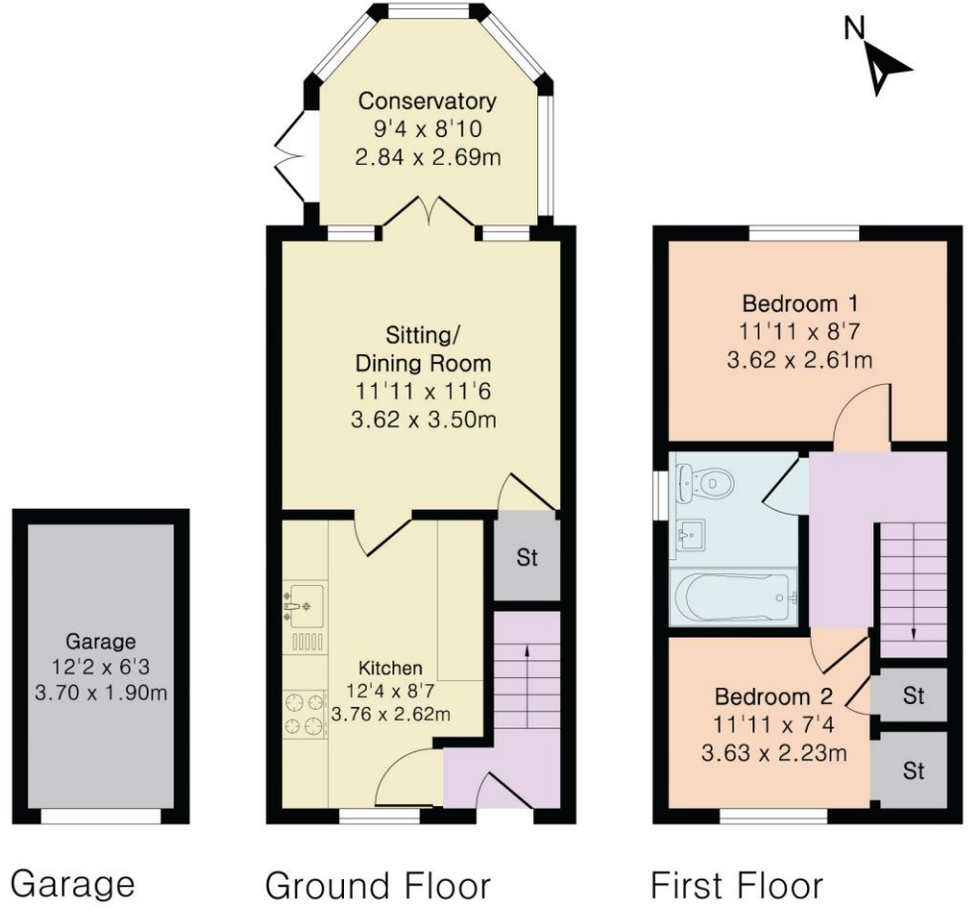
Offered for sale with no onward chain, the property also provides an opportunity for purchasers wishing to extend or improve the existing accommodation, subject to the necessary planning permissions and consents.

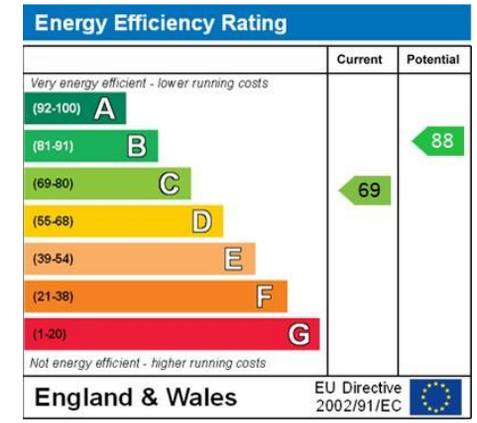






Approximate Gross Internal Area 657 sq ft - 61 sq m
(Excluding Garage)
Ground Floor Area 369 sq ft – 34 sq m
First Floor Area 288 sq ft – 27 sq m
Garage Area 76 sq ft – 7 sq m





SERVICES

Mains gas, mains water and mains drainage.

Council Tax Band: C

South Oxfordshire District Council

VIEWINGS STRICTLY BY APPOINTMENT THROUGH MORGAN & ASSOCIATES

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RIC's Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by Morgan and Associates and no guarantee as to their operating ability or their efficiency can be given.

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