



22 Marston Road,
Thame, Oxfordshire,
OX9 3YG

Guide Price £525,000

RB REASTON BROWN

A Stylish Four-Bedroom Extended Family Home in a Quiet Cul-de-Sac, Beautifully Updated With A Large Kitchen Diner And A Fully Glazed Gable Window Out To The Garden.

22 Marston Road is tucked away in a quiet cul-de-sac, the property offers a beautifully renovated and thoughtfully extended family home with off-road block paving parking for up to three cars. Situated in a thriving market town, it blends stylish modern finishes with practical living spaces.

A welcoming porch opens into a versatile front room – currently an office, but equally suitable as an additional bedroom – complete with a large storage cupboard and attractive wall cladding. The home benefits from a new front door, full double glazing, and hard flooring throughout the ground floor. From the hallway, a cosy snug/TV room provides a separate retreat from the main open-plan living area. The heart of the home is the impressive kitchen/dining/living space, featuring herringbone flooring, a bespoke media unit, and large bi-fold doors that flood the room with light and lead to the private rear garden. The kitchen boasts quartz worktops, a large island, integrated appliances (double ovens, hob, dishwasher, boiling tap), and space for an American fridge freezer. A generous utility room offers additional storage, laundry facilities, and a beautifully finished downstairs cloakroom.

Upstairs, four bedrooms include a spacious master with fitted wardrobe space, two further doubles, and a fourth single – ideal as a nursery or study. The family bathroom is fully tiled and fitted with a white suite. New carpets run up the stairs and landing, the loft is semi-boarded.

The garden is mainly laid to lawn with mature shrubs, trees, a sunny patio, and a large shed. It enjoys excellent privacy and is not overlooked.

22 Marston Road is a turn-key family home that delivers style, comfort, and convenience in an excellent location.

Gas central heating. EPC: C | Council Tax: D | Freehold |

Situation

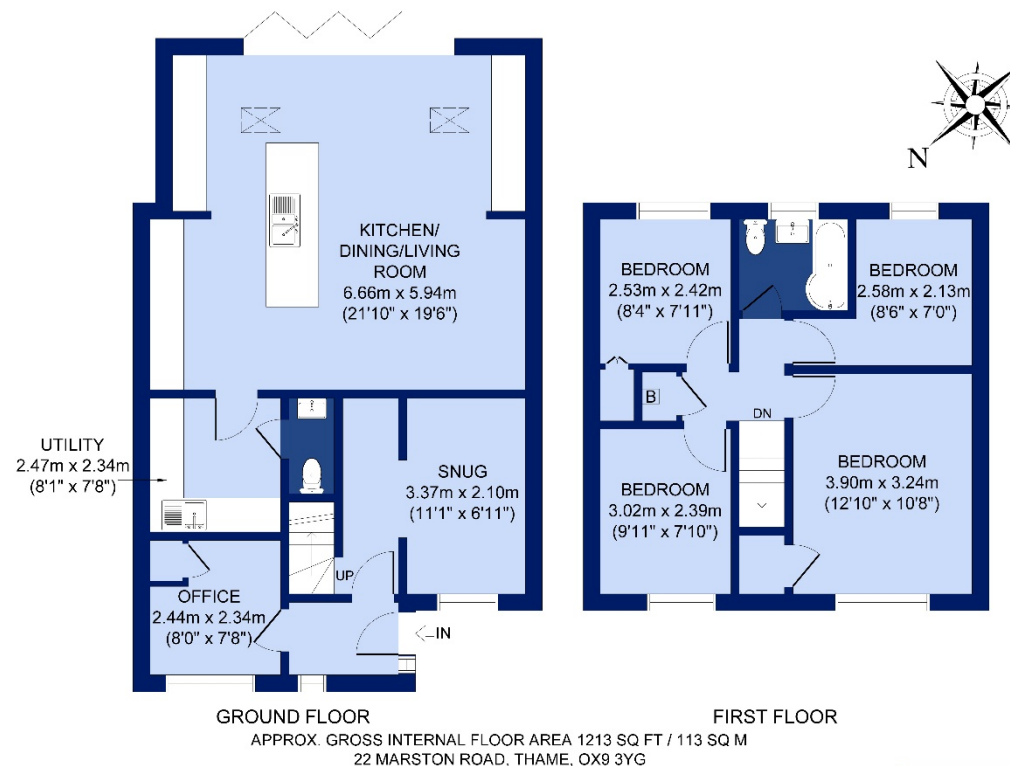
Thame is vibrant market town situated on the Oxon/Bucks borders, much enjoyed by its inhabitants. There are many independent shops, delicatessens, and a Waitrose. Thame is steeped in history, with beautiful buildings and medieval churches. On the social side it has award winning bars and restaurants, 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 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.







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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www.reastonbrown.co.uk Email: sales@reastonbrown.co.uk

94 High Street . Thame . Oxfordshire . OX9 3EH Tel: +44(0) 1844 260626

2-4 Windmill Road, Headington, Oxford, OX3 7BU Tel : +44(0) 1865 308855

119-121 Park Lane . London . W1K 7AG. Tel : +44(0) 207 079 1589

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