



12, Bartone Place,  
Thame, Oxfordshire,  
OX9 3ED

Guide Price £450,000

**RB** REASTON BROWN



## A Three Bedroom Semi Detached Property With Off Road Parking For Two Cars And A Garage. Situated In A Popular Road Near The Centre Of The Beautiful, Market Town Of Thame.

12 Bartone Place is situated in the market town of Thame, this well-presented three-bedroom home offers comfortable and versatile living space, ideal for family life. The property is conveniently located to several local schools and within easy reach of the town's excellent range of amenities. On entering through the front door, you are welcomed into a hallway with a well-appointed downstairs cloakroom to the left. To the right, the kitchen enjoys a front-facing aspect with a large window allowing in plenty of natural light. The kitchen is fitted with integrated appliances including a gas cooker, fridge freezer, and dishwasher, with attractive wood-effect laminate flooring continuing through the ground floor. The spacious sitting room provides a relaxing central living area and includes a useful fitted under-stairs storage cupboard. From here, you step through to a bright sunroom/dining area with bifold doors opening directly onto a generous patio—perfect for entertaining. The rear garden is mainly laid to lawn, with a selection of mature shrubs and trees, and offers a good degree of privacy. Upstairs, there are three bedrooms. The first is a smaller room overlooking the rear garden. The second is a front-facing double room with a large window, and the third—the principal bedroom—is a spacious double with views over the garden. The family bathroom is fully tiled in ceramic and features a white suite comprising bath with overhead rainfall shower, WC, and basin, with vinyl flooring. Additional features include a loft with ladder access and boarded. To the side of the garden is a single garage with power and lighting, accessible via a back door from the patio. There is also gated access to the driveway. Additional features include a loft with ladder access (believed to be partly boarded), two private parking spaces, and a garage suitable for a small car or for storage. The property benefits from gas central heating via a combi boiler.

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

### Situation

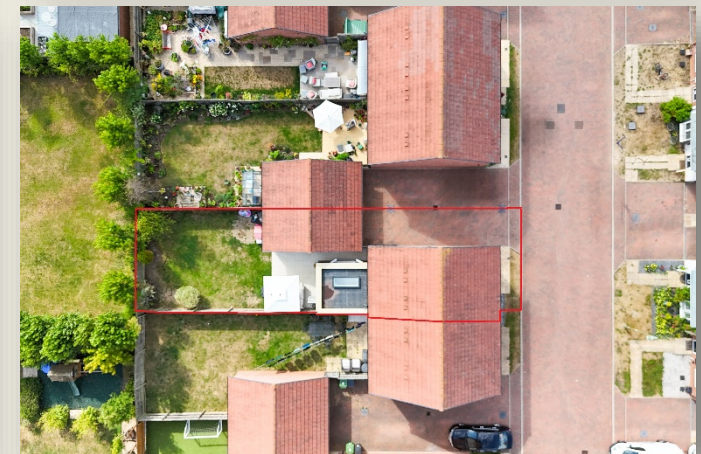
**Thame** is vibrant market town situated on the Oxon/Bucks borders, much enjoyed by its inhabitants. There are many independent shops, delicatessens, and a Waitrose. Thame is steeped in history, with beautiful buildings and medieval churches. On the social side it has award winning bars and restaurants,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

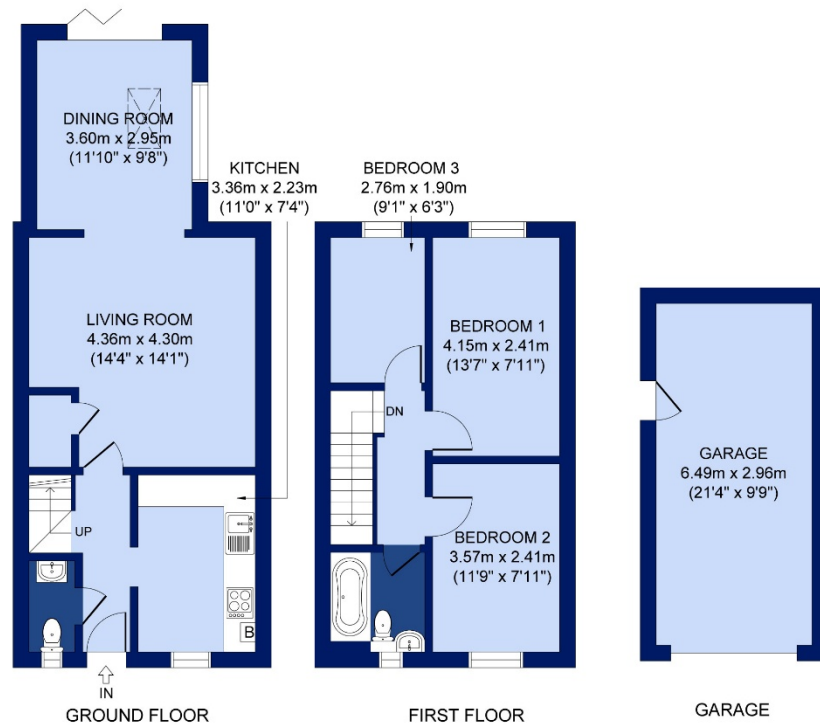
*Any prospective purchaser is advised to obtain verification from their Surveyor or Solicitor.*











APPROX. GROSS INTERNAL FLOOR AREA 1059 SQ FT / 98 SQ M  
12 BARTONE PLACE, THAME, OX9 3ED

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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*Viewing is Strictly by Appointment through Reaston Brown*

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