



28 Marston Road,  
Thame, Oxfordshire,  
OX9 3YG

Guide Price £460,000

**RB** REASTON BROWN

## Spacious Four Bedroom Corner Plot Family Home With Conservatory, Utility Room And Generous South-East Facing Garden , Parking For Several Cars And Close To Town Centre

**28 Marston Road** welcomes you via a practical entrance porch providing useful space for coats and shoes, together with the convenience of a downstairs cloakroom. From here the home opens into a comfortable and inviting sitting room, centred around an attractive fireplace that creates a warm focal point. The space flows naturally through to the dining area, making it well suited to both everyday family living and entertaining guests.

The kitchen is fitted with a range of white wall and base units providing ample storage and worktop space, together with a gas hob and integrated cooker. Positioned at the front of the property, the room enjoys plenty of natural light and features a breakfast bar which connects seamlessly to a cosy snug , a relaxed informal space ideal for family life. Beyond the snug is a useful utility room with space for a washing machine and tumble dryer, together with direct access to the rear garden.

From the dining area, the property continues into a bright conservatory overlooking the garden, providing a pleasant additional reception space and a lovely spot to enjoy the sunshine throughout the day.

Upstairs, the first-floor landing provides access to the family bathroom, finished with full-height tiling and fitted with a corner shower, WC and vanity unit with wash basin. The principal bedroom is positioned at the front of the property and offers a spacious and light-filled retreat, complemented by a useful fitted cupboard. There are three further bedrooms, two of which overlook the rear garden, while another is currently arranged as a home office.

Outside, the generous south-east facing rear garden is arranged with a variety of seating and planting areas, including a paved terrace ideal for outdoor dining, raised beds, greenhouse and vegetable patch. Two sheds and a gravelled area provide additional practicality. To the front, the property benefits from off-road parking for two to three vehicles together with convenient side access to the rear garden. Gas central heating, EPC: D | Council Tax: D | Freehold |

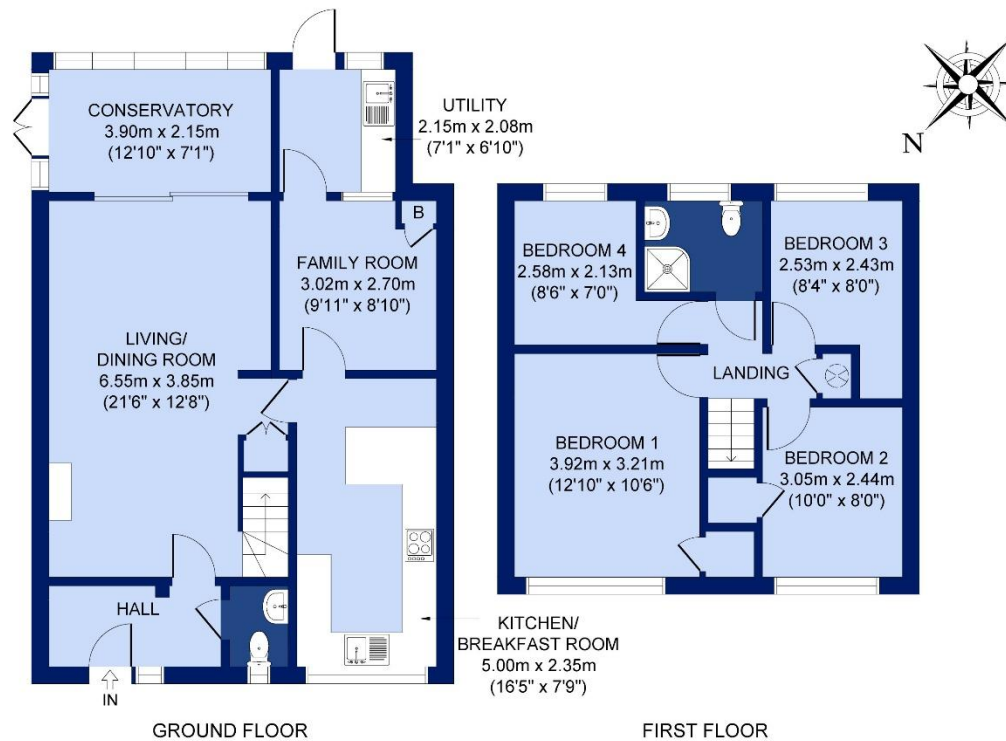
### Situation

**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.*

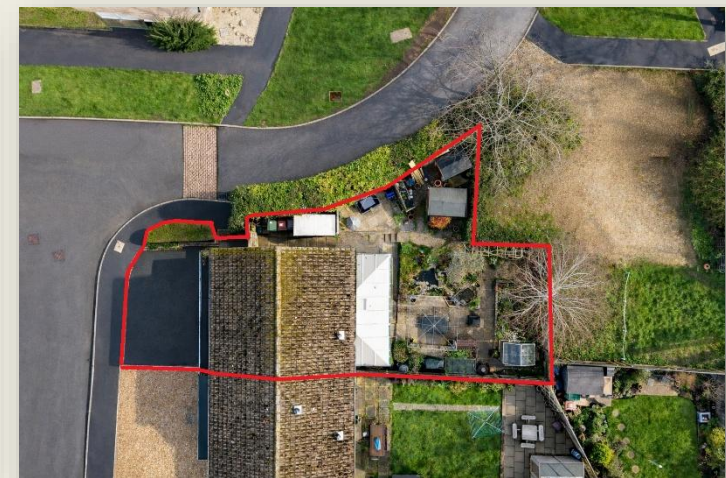






APPROX. GROSS INTERNAL FLOOR AREA 1232 SQ FT / 114 SQ M  
28 MARSTON ROAD, THAME, OXON, OX9 3YG

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 Reaston Brown*

**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



*Sales, Lettings, Commercial & Chartered Surveying*

