



2 Markus Avenue,  
Thame,  
Oxfordshire, OX9 3FE

Guide Price £750,000

**RB** REASTON BROWN

## A Charming, Detached Five Bedroom Family Home, Offering An Abundance Of Natural Light And Modern Living Space, Conveniently Situated Within Walking Distance Of Thame Town Centre.

Upon entering the property, a spacious and welcoming hallway provides access to the principal ground floor accommodation, including the sitting room, versatile playroom and impressive kitchen/family room. The sitting room and playroom are both positioned at the front of the property and enjoy generous proportions together with excellent natural light.

The superb kitchen, dining and family room extends to over 28 feet in length and provides an exceptional open-plan space, perfectly designed for modern family living. The kitchen is fitted with a comprehensive range of wall and base units, incorporating an integrated electric oven and gas hob, whilst offering space for additional appliances. There is ample room for both dining and comfortable seating areas, creating a versatile environment for everyday life as well as entertaining family and friends. Two sets of French doors open directly onto the garden, allowing an abundance of natural light to fill the room and creating a seamless transition between the indoor and outdoor living spaces. Completing the ground floor is a practical utility room with side access and a conveniently located cloakroom.

Moving upstairs, the principal bedroom provides ample room for wardrobes and benefits from an en-suite bathroom with separate shower enclosure. Bedrooms two, three and four are all generous double bedrooms, whilst the fifth bedroom is currently utilised as a home office. Completing the first floor is a well-appointed family bathroom.

Externally, the rear garden is laid predominantly to lawn and enjoys a patio terrace, all enclosed to provide a private outdoor space. The driveway is situated alongside the property, providing parking for two to three vehicles and leading to a detached garage with pedestrian access from the garden. The front garden is laid to lawn with attractive shrub borders and a pathway leading to the entrance door.

The property is ideally positioned to enjoy a variety of picturesque countryside walks, providing an excellent opportunity to explore the surrounding rural landscape and enjoy the beauty of the local area.

EPC D Council Tax Band: E Freehold, Estate Charge circa £350 pa

### Situation

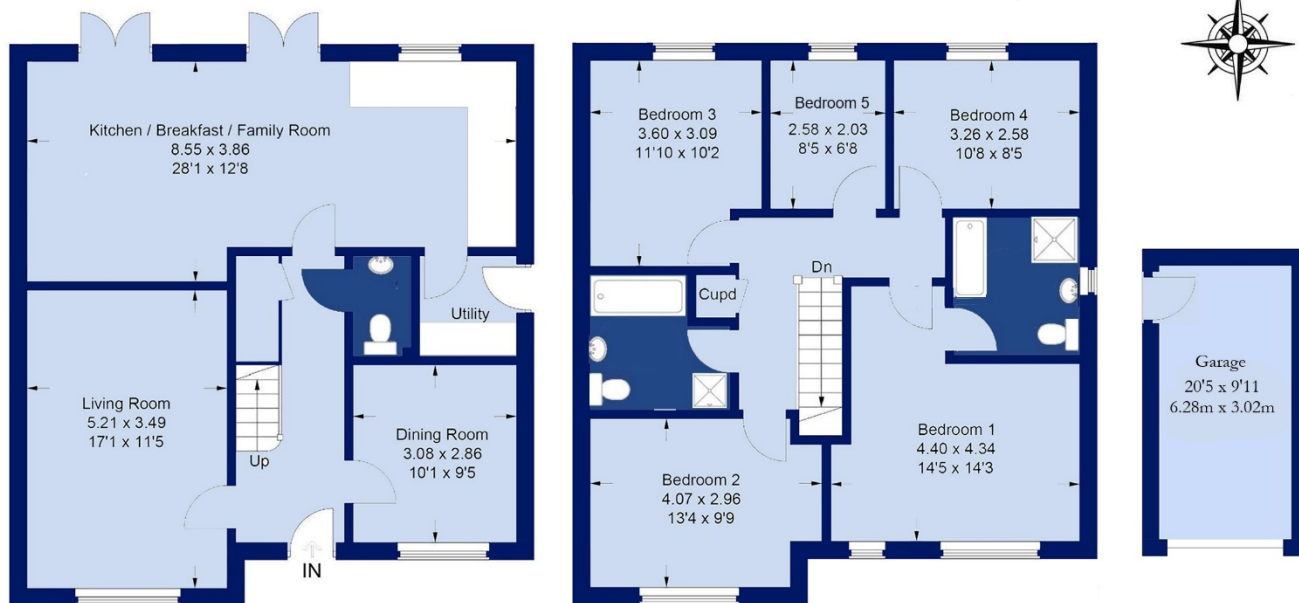
**Thame** is vibrant market town situated on the Oxon/Bucks borders, much enjoyed by its inhabitants. There are many independent shops, delicatessens, and a Waitrose. Thame is steeped in history, with beautiful buildings and medieval churches. On the social side it has award winning bars and restaurants, you could have breakfast at Black Goo or a pleasant lunch at the Eight 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 1840 Sq Ft (171 Sq M)

All measurements of walls, doors, windows, fittings 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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