





### Property Description

This charming two-bedroom home on Chinnor Road offers a wonderful blend of character features and practical living. The inviting living room boasts high ceilings, exposed wooden floorboards and a feature fireplace, creating a warm and atmospheric space. A separate dining room provides an excellent area for entertaining, while the kitchen sits to the rear of the property and offers direct access to the garden. The ground floor also includes a well-presented bathroom.

Upstairs, the property features two well-proportioned double bedrooms, both offering comfortable accommodation and plenty of natural light. The rear bedroom benefits from access to the loft via a pull-down ladder, providing valuable additional storage and potential for further use (subject to the relevant consents).

The property enjoys a private rear garden, mostly laid to lawn with mature planting. A raised patio area at the far end provides an ideal spot for alfresco dining and relaxing during the warmer evenings.

Located in the thriving market town of Thame, the home is within reach of a wide range of local amenities including shops, cafés, restaurants and leisure facilities. The area offers excellent transport connections, with Haddenham & Thame Parkway railway station providing fast links to London and Oxford, and the M40 close by for convenient road travel.

Families will appreciate the property's position within the catchment area for the highly regarded Lord Williams's School.

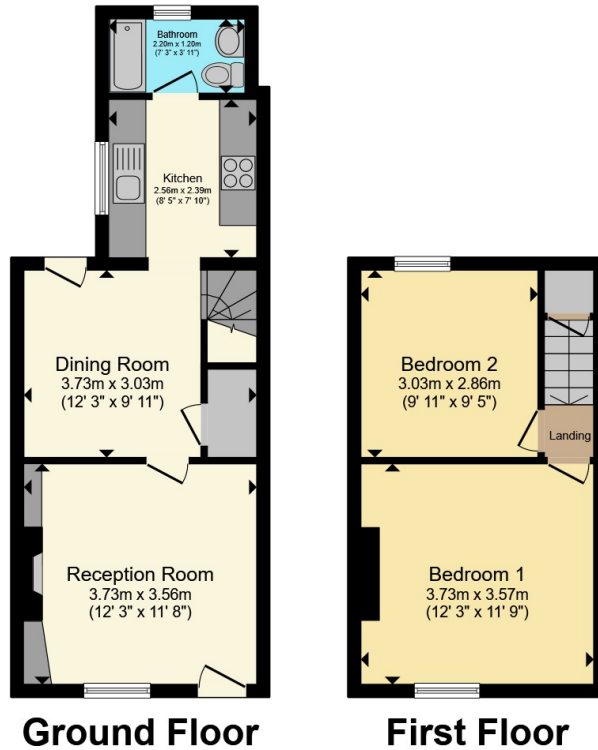
Thame is a charming and historic market town nestled in the Oxfordshire countryside, renowned for its characterful architecture, strong community spirit, and excellent amenities. With its attractive high street lined with independent boutiques, cafes, pubs, and restaurants, Thame offers the perfect balance of traditional charm and modern convenience.

The town hosts a weekly market and regular farmers' markets, adding to its vibrant, community-focused atmosphere. For leisure and outdoor enthusiasts, the nearby Chiltern Hills Area of Outstanding Natural Beauty provides endless opportunities for walking, cycling, and exploring the scenic countryside.

Thame benefits from excellent transport links, with Haddenham & Thame Parkway station just a short drive away, offering direct rail services to London Marylebone in under 40 minutes. The M40 motorway is also accessible, providing swift road connections to Oxford, London, and beyond.

With its outstanding schools, welcoming atmosphere, and superb commuter connections, Thame is a highly desirable place to live for families, professionals, and downsizers alike.





Total floor area 59.8 m<sup>2</sup> (644 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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103 High Street  
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EPC Rating: D Council Tax  
 Band: C

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Tenure: Freehold



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