



19 College Close
Thame, Oxfordshire
OX9 2DQ

Guide Price £1,195,000

RB REASTON BROWN

Beautifully Presented Five-Bedroom Detached Home Providing 2,582 Sq Ft of Versatile Accommodation In One Of Thame's Most Desirable Locations

Occupying a desirable position within Berkeley Homes' highly regarded Renaissance development, this impressive, detached family home offers over 2,500 sq ft of spacious, versatile and light-filled accommodation, thoughtfully arranged for modern family living. A welcoming entrance hall provides access to a choice of well-proportioned reception rooms. At the heart of the home is the superb open-plan kitchen and breakfast room, fitted with a comprehensive range of contemporary cabinetry, granite work surfaces and a central island. Integrated appliances include oven & separate microwaves, a gas hob and dishwasher. The adjoining snug is filled with natural light and creates a relaxed setting for everyday living, while also connecting beautifully with the kitchen to provide an excellent space for entertaining. The generous dual-aspect sitting room offers a more formal retreat, with French doors opening directly onto the garden. A separate utility room, cloakroom and internal access to the double garage complete the ground-floor accommodation. The first floor offers five well-proportioned bedrooms. The principal bedroom benefits from fitted wardrobes, a Juliet balcony and an en-suite bathroom, while a guest bedroom enjoys its own en-suite shower room. Three further bedrooms and a family bathroom provide excellent accommodation for growing families. Outside, the property continues to impress with beautifully maintained wraparound gardens, featuring generous lawns, mature planting and spacious terraces positioned to catch the sun throughout the day, creating an ideal setting for outdoor dining, summer entertaining and relaxed family gatherings. The gardens enjoy an attractive outlook towards the historic grounds of The Prebendal, offering a rare sense of privacy and seclusion while remaining within easy walking distance of Thame's vibrant town centre. To the front, a block-paved driveway provides parking for several vehicles and leads to the integrated double garage. Located just a short walk from Thame's thriving High Street, this exceptional home combines generous family accommodation, attractive gardens and a highly desirable setting close to the town's excellent amenities. EPC Rating: C, Council Tax F, Freehold. Service Charge £450 PA approx.

Situation

Thame is a very popular market town with a beautiful High Street with historic buildings and is situated on the Oxon/Bucks borders. There are many independent shops, restaurants, gastro pubs, supermarkets, including a Waitrose, churches, hospital, a health centre, and excellent schooling including a Catholic school, Church of England school and Lord Williams' sought after upper school. Thame also benefits from several sports facilities including a rugby club, tennis club and Thame Leisure Centre and the ever popular Phoenix Trail. London Marylebone can be reached in 37 minutes (fast train) from nearby Haddenham & Thame Parkway. M40 junction 7 gives access to London. Birmingham and the Northern Networks are also within easy travelling distance. Thame also has a good bus service to Oxford, Aylesbury and the neighbouring villages.

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.



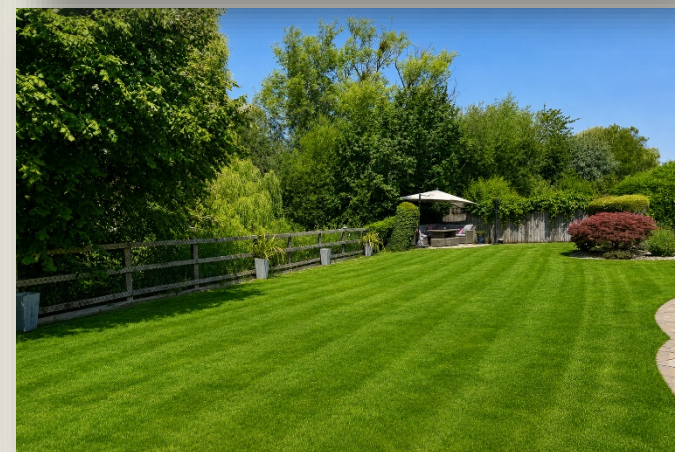




Aprox. Gross Internal Floor Area 2582 Sq Ft / 239 Sq M (inc Garage)
19 College Close, Thame, Oxfordshire, OX9 2DQ

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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