



2 Elton Field,
Thame, Oxfordshire
OX9 3AX

Guide Price
£450,000

RB REASTON BROWN

A Beautifully Presented Two-Bedroom Home Built In 2020, Situated In A Small Cul-De-Sac Development Of Just Nine Homes. Offering Light And Spacious Accommodation, Parking For Three Cars And Convenient Access To The Phoenix Trail And Local Amenities.

This beautifully presented two-bedroom home, built in 2020, offers stylish, light-filled accommodation throughout, finished in tasteful neutral tones and presented in excellent order, making it an ideal turnkey purchase. Upon entering the property, a spacious and welcoming hallway leads through to a bright and comfortable sitting room, providing an inviting space for both relaxing and entertaining. The contemporary fitted kitchen features a range of integrated appliances, with double doors opening directly onto the private rear garden, creating a lovely connection between indoor and outdoor living. The ground floor accommodation is completed by a conveniently positioned cloakroom and a useful storage cupboard, ideal for coats, shoes and everyday essentials. Upstairs, there are two generously proportioned double bedrooms. The principal bedroom benefits from two built-in double wardrobes, providing excellent storage, together with a stylish en-suite shower room featuring a spacious walk-in shower with a rainfall showerhead. The second bedroom is equally well presented and offers flexibility for guests, family or home working. A contemporary family bathroom, finished in calming neutral tones, serves the second bedroom and features a bath with an overhead shower. Outside, the private rear garden provides an attractive setting for outdoor dining, entertaining or simply relaxing during the warmer months, with direct access from the kitchen creating a natural extension of the living accommodation. A useful garden shed provides additional storage for gardening equipment and outdoor essentials. The property further benefits from a private driveway providing parking for one vehicle, together with two additional allocated parking spaces. The property enjoys a convenient position within easy reach of local amenities, schooling and the Phoenix Trail.

EPC : B Council Tax: C Freehold Management Fee c£50 PM NHBC just over 3 years remaining.

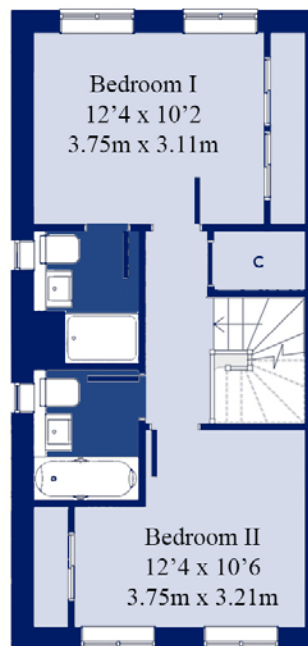
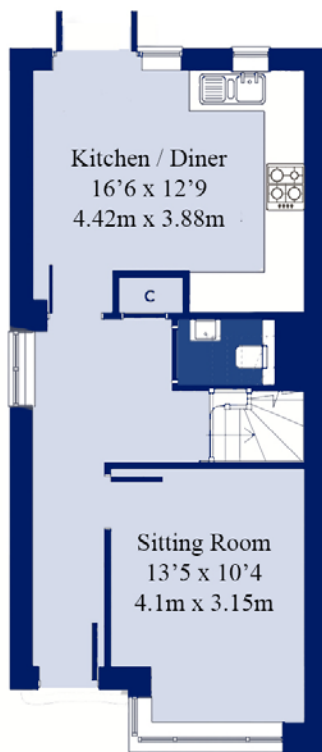
Situation

Thame is a 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. We occasionally digitally enhance images (remove personal item/ add in furniture). 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 915 Sw Ft / 85 Sq M
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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

If an offer is accepted, we are legally required to carry out Anti-Money Laundering (AML) checks on the applicant. A fee of £75 + VAT is charged to cover the cost of this check.

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