



10, Youens Drive,
Thame, Oxfordshire,
OX9 3ZG

Guide Price £500,000

RB REASTON BROWN

Spacious Three-Bedroom Family Home, Conservatory, En-Suite Principal Bedroom, Garage & Driveway Parking, Private Rear Garden Situated In a Convenient Location, Within Walking Distance of the High Street, Easy Access To Phoenix Trail Footpath & Cycle Way.

Upon entering, you are welcomed by a spacious and inviting entrance hall, flooded with natural light and setting the tone for the accommodation throughout. The kitchen is fitted with a range of cream high-gloss wall and base units, offering ample storage and space for a fridge freezer, washing machine, dishwasher and oven. A door provides convenient internal access to the garage. The ground floor flows effortlessly into the dining area, creating an ideal space for both everyday family living and entertaining. Sliding door open into the conservatory, a bright and versatile addition that enjoys views over the rear garden. The living room is a particularly attractive space, featuring a central electric fireplace creating a warm and welcoming atmosphere. Completing the ground floor accommodation is a convenient cloakroom, fitted with a modern white suite and heated towel radiator. The first-floor landing provides access to three well-proportioned bedrooms and the family bathroom. The principal bedroom overlooks the front aspect and benefits from built-in wardrobes and an en-suite shower room. Bedroom two is positioned to the rear and enjoys a light and airy feel, while bedroom three is dual aspect. The family bathroom is presented in neutral décor and fitted with a bath and shower over, wash hand basin and WC. The low-maintenance rear garden is ideal for those seeking easy upkeep and enjoys side access, a useful storage shed and a summer house. Double doors from the conservatory provide direct access, creating a seamless connection between indoor and outdoor living. To the front of the property is a generous driveway providing ample off-road parking for multiple vehicles, together with access to the single garage. EPC Rating C, Council Tax D Freehold

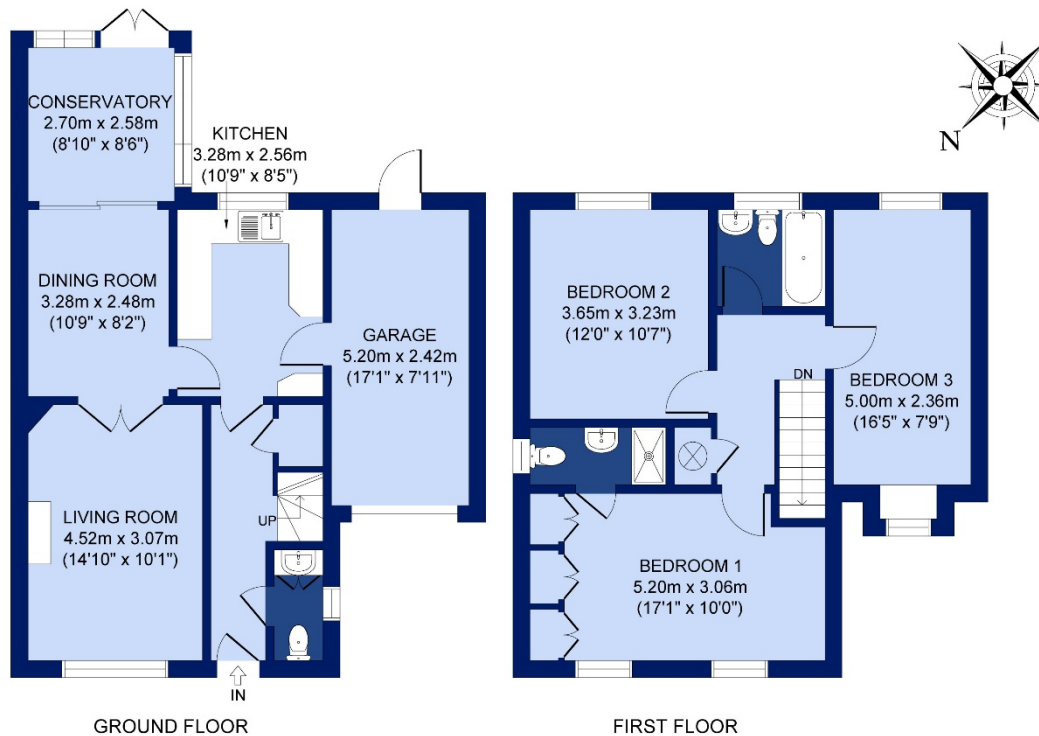
Situation

Thame is a popular market town situated on the Oxon/Bucks borders. There are many independent shops, delicatessens and a Waitrose. Thame is steeped in history, with beautiful buildings, some dating back to Tudor times, a medieval church and a local museum. On the gastronomic side it has award winning bars and restaurants; you could have breakfast at Coluco, lunch at the Eight Bells and dinner at the Thatch. There is also an annual food festival, art and literature festivals, various music and comedy festivals. Thame also has a health centre, cottage hospital, various societies and sports club such as the Chinnor rugby club, the tennis club, bowls club and U3A. There is excellent schooling, including three primary schools and the sought after LWS secondary school. There is also access to the grammar schools in Aylesbury. Transport wise, London Marylebone can be reached in 34 minutes via nearby Haddenham & Thame Parkway Station. Also M40, junction 7 for access to London, Birmingham and the North is approximately 10 minutes drive away. There are also regular bus services to Oxford, Aylesbury and the neighbouring villages, which have walks, country pubs and beautiful scenery.

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 1249 SQ FT / 117 SQ M (INCLUDING GARAGE)
10 YOUENS DRIVE, THAME, OX9 3ZG

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

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