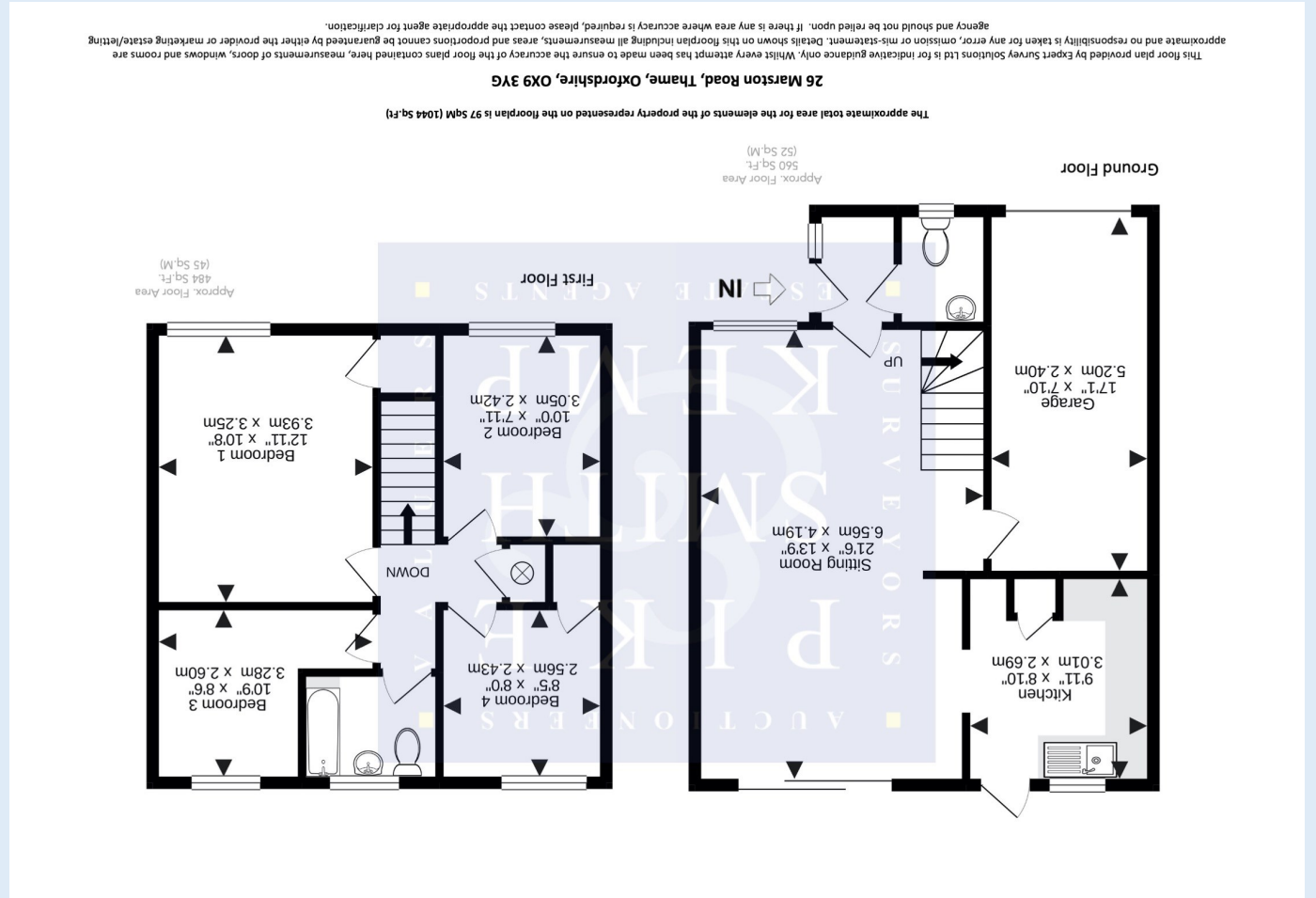
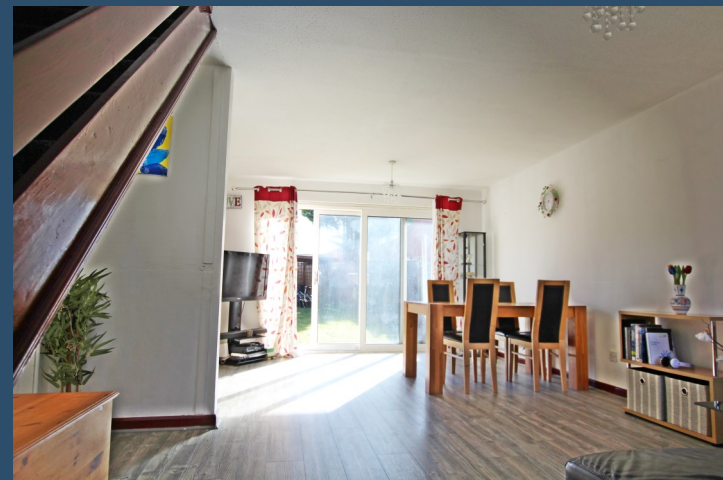


A thriving, 'living' market town in the heart of Oxfordshire at the foot of the Chiltern Hills, Thame is rich in history with Medieval, Georgian and Victorian architecture. Its iconic boat-shaped high street wraps around the market place and hosts a popular market every Tuesday, a twice-weekly cattle market and regular farmers' markets. Thame has unique, award winning shops which share the high street with well-known brands, traditional English pubs selling real ale, Italian, Chinese and Indian restaurants, delightful cafes and tea rooms. The town has its own local nature reserve, many public footpaths including the Chiltern Hills, Ridgeway Path and the Oxfordshire Way with outstanding views of the surrounding area. Schools: Local facilities include three highly reputed primary schools and the Lord Williams Comprehensive School which has been rated as outstanding by Ofsted. Excellent private and grammar schools are within easy reach. Commuting: 14 miles east of Oxford, 10 miles south-west of Aylesbury, Thame is easily accessible from the M40 Junction 7 and 8. The nearest train station is Haddenham and Thame Parkway which is on the main line between Marylebone Station, London and Birmingham.

LOCATION



26 MARSTON ROAD
 THAME, OXFORDSHIRE, OX9 3YG



26 Marston Road

THAME, OXFORDSHIRE OX9 3YG

'A FANTASTIC FAMILY HOME'

A well presented four bedroom family home set in a fantastic location in the popular market town of Thame. It is within easy walking distance of the High Street and all of its amenities.

Originally built in the 1960s, on the ever popular Lea Park development, the house offers flexible living space.

Downstairs the property has a spacious sitting room/diner that spans the front to the back of the property and opens onto the sunny garden. The kitchen is situated off the dining room and has a wide range of base and eye-level units. Downstairs also offers a modern cloakroom. There is also internal access to the garage. There is the option to convert the garage for additional living space which has proved popular with other similar properties.

Upstairs, there are two double bedrooms and two single bedrooms as well as a family bathroom.

Outside, the rear garden features a patio area, ideal for al fresco dining and enjoying the sunshine. The remainder of the garden is laid to lawn offering great family friendly space.

To the front, the property has off ample off road parking for three cars as well as the integral garage. This property is ripe for conversion or extension subject to planning permission.

Our clients say "This is a fantastic family home ideally situated for all Thame has to offer with flexible living space and we have enjoyed maximising the living space".



IN BRIEF

- Four bedroom Family Home
- Flexible open plan living space
- Sunny garden
- Ideally situated for Thame High Street & Schools



OVERVIEW

- Family Home
- Four Bedrooms
- Open plan sitting/diner
- Downstairs Cloakroom
- Family bathroom
- Well Appointed throughout
- Great family friendly garden space
- Garage and extensive driveway parking
- Potential for garage conversion (STP)
- Sought After Location
- Fantastic Commuter Access
- Great location for primary & secondary education
- Walking distance to Thame High Street

SUPPLEMENTARY INFORMATION

Services: Mains gas, electricity, drainage and water

Heating: Gas central heating to radiators and underfloor in parts of the downstairs

Energy Efficiency Rating: Currently 60(D) Potentially 85 (B)

Local Authority: South Oxfordshire District Council

Council Tax: C

GUIDE PRICE £430,000 FREEHOLD