



Andrew Murray & Co  
FOR SALE  
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**Andrew Murray & Co**  
Residential Sales and Lettings

**35 Churchill Crescent, Thame - £625,000**

# 35 Churchill Crescent, Thame, Oxfordshire, OX9 3JN



## Accommodation

### Ground Floor

Entrance Hall, Sitting Room, Family Room, Dining Room, Kitchen/Breakfast Room, Utility Room, Cloakroom.

### First Floor

Master Bedroom with Ensuite Shower Room, Three Further Bedrooms, Family Bathroom.

### Outside

Garden, Driveway Parking.

## 35 Churchill Crescent

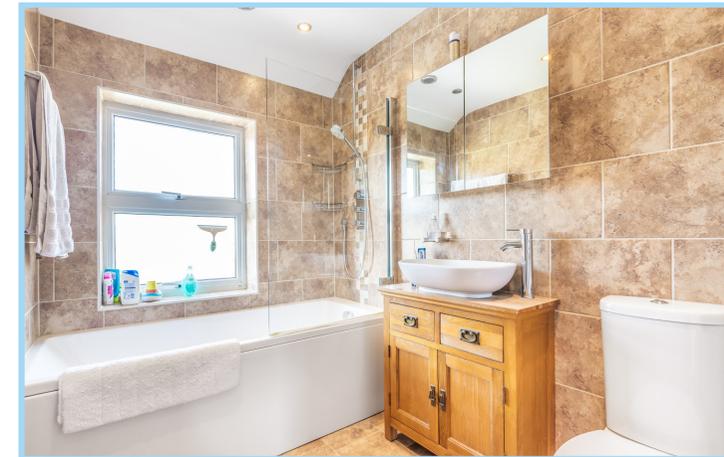
Conveniently situated within easy reach of the town centre and all its amenities, this is a stylishly presented, extended and modernised, 4 bedroom family house with a large rear garden and driveway parking to the front. The property has been upgraded by the current owners to a high standard and now benefits from bright and spacious, flexible, accommodation with quality fixtures and fittings.

Downstairs, there is a large sitting room with a fireplace which is open to a family room which, in turn, leads through to a dining room, with ample space for a large dining table and French windows leading into the garden. These rooms give an air of space and allow light to flow through. Adjoining is a fully fitted modern kitchen with plenty of storage, a gas range, integrated appliances, an island with breakfast bar and French windows leading into the garden. Back to the entrance hall and there is a good size cloakroom and a useful utility room, with further storage. Upstairs, there is a master bedroom with a range of fitted wardrobes and an ensuite shower room, two further double bedrooms with built-in wardrobes, a single bedroom, currently used as a study, and a modern family bathroom.

Outside, to the front, is a part-enclosed brick block driveway. To the rear and enclosed by wooden panel fencing and mature hedging, is a large garden, laid mainly to lawn with a paved terrace, providing space for outside dining during the warmer months, a garden shed and a raised vegetable garden.



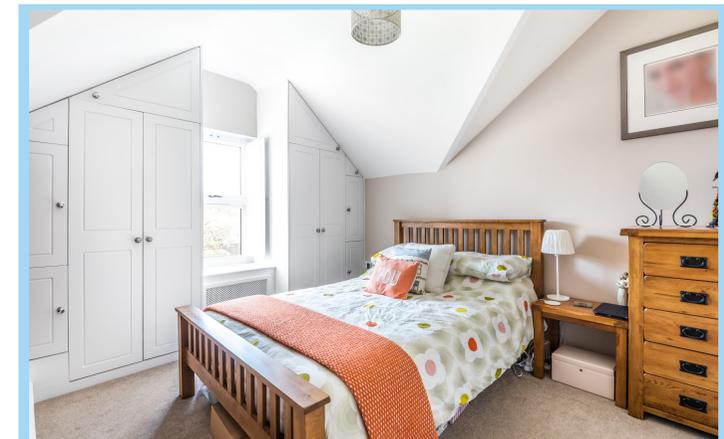
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## Thame

The picturesque and historic market town of Thame is set on the Buckinghamshire/South Oxfordshire border. It is conveniently located between Oxford, Aylesbury and High Wycombe and offers superb transport links being close to Junctions 6, 7 and 8 of the M40 and Haddenham and Thame Parkway railway station which offers fast train services to Birmingham and London Marylebone (from 35 minutes) on the Chiltern Line. There is a good local bus network and the Oxford Tube can be caught at Junction 6 of the M40, offering services to Oxford and west and central London.

Thame offers a wide array of local amenities including schools at all levels, sports clubs, a theatre and a leisure centre. The town is getting increasingly vibrant, now hosting very popular annual food, sport and art and literature festivals along with the traditional fairs. Boutique shops and independent stores line the ever popular High Street. There is a choice of supermarkets, including Waitrose, Marks & Spencer, Co-op and Sainsbury. A good selection of restaurants, cafés and pubs can be found here, along with a weekly traditional market, farmers markets and a French market. There is a health centre with pharmacy, a number of dental practices and a cottage hospital. More comprehensive facilities can be found in Aylesbury, Oxford and High Wycombe, about 8, 9 and 11 miles away, respectively.



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## Directions

From our offices in Thame, proceed up the high street to the mini-roundabout and continue into the upper high street. At the next mini-roundabout, at the Cross Keys pub, turn left into East Street. Continue to the mini-roundabout and proceed straight ahead into Kingsey Road. Take the second left turn into Churchill Crescent and follow the road around to the left. No.35 can be found on your right.

## Transport Links

M40 Motorway (Junctions 6, 7 & 8) - circa 5 miles.

Haddenham and Thame railway station - circa 2 miles.

Arriva Sapphire local bus route 280 to Aylesbury, Haddenham and Oxford.

## Broadband

Superfast enabled – Average broadband within this postcode is 67Mbps.

## Tenure

Freehold

## Churchill Crescent, Thame

Approximate Area = 1432 sq ft / 133 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Andrew Murray & Co LTD. REF: 707113



## Services

Mains Gas, Electricity, Water and Drainage.

## Local Authority

South Oxfordshire District Council

## Tax Band

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