



The Homestead, Thame - OX9 2PP

Guide Price £465,000

 **TIM RUSS**
& Company



The Homestead

Thame, Oxfordshire

- Highly sought-after over-60s development offering beautifully maintained communal gardens, resident and visitor parking, and private pedestrian access to the Lower High Street
- Desirable corner position with a private, fully enclosed landscaped garden providing an excellent degree of privacy and seclusion
- Spacious accommodation including a bright sitting room with electric fireplace and sliding doors opening onto the rear garden
- Well-equipped kitchen fitted with integrated oven, hob, extractor, fridge and freezer, with space for a breakfast table
- Two well-proportioned bedrooms served by a contemporary shower room with a generous walk-in shower
- Excellent outside features including a covered storm porch, external storage cupboard, gated side access, manual awning over the patio, and direct access to the garage
- No onward chain
- No ground rent charges
- annual service charge £1,080



The Homestead

Thame, Oxfordshire

The Homestead is a popular development of modern homes exclusively for the over-60s, offering a peaceful, well-maintained community in a convenient location. Occupying a desirable corner position, this attractive two-bedroom home benefits from a private landscaped garden, beautifully maintained communal grounds, resident and visitor parking, and a private illuminated pathway providing direct access to the Lower High Street.

The entrance hall offers excellent storage with an airing cupboard, coats cupboard and access to the loft. The fitted kitchen includes a range of wall and base units, integrated oven, hob, extractor hood, fridge and freezer, with space for a breakfast table.

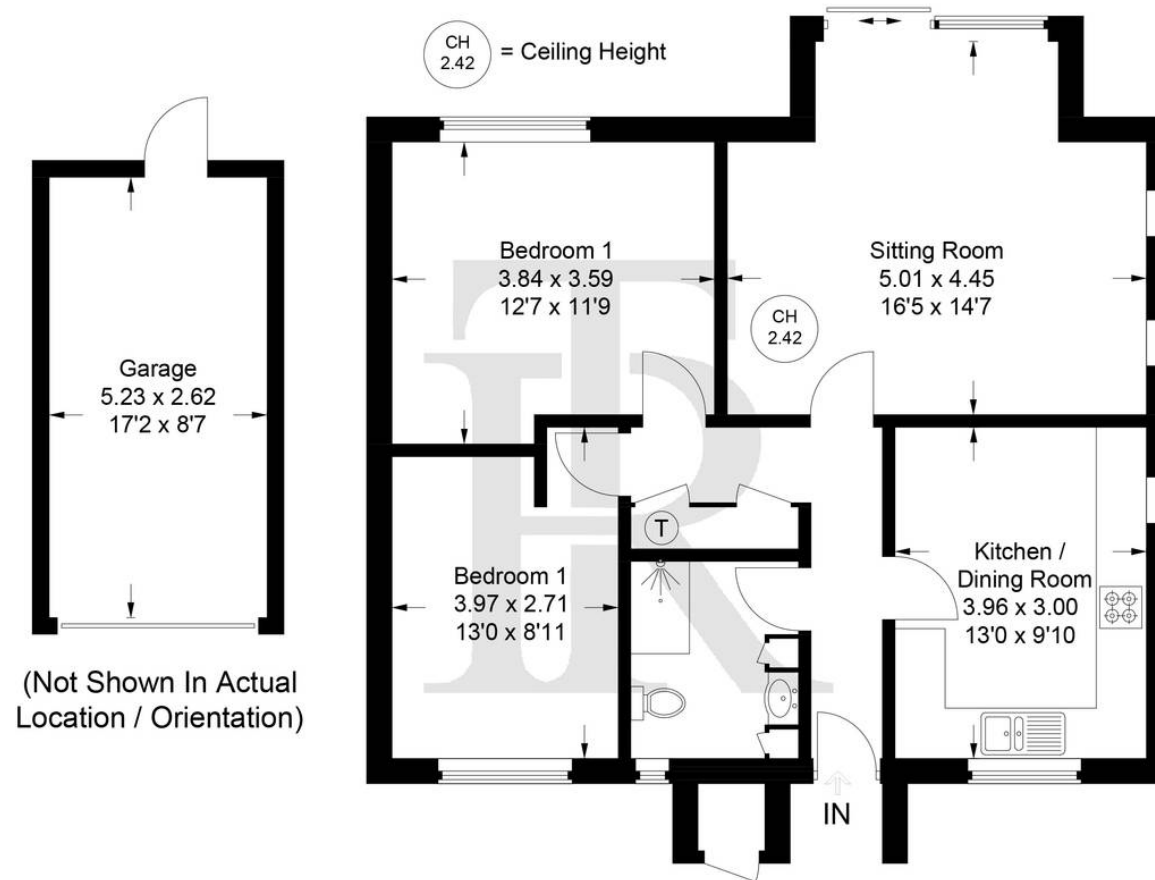
The bright and spacious sitting room features an electric fireplace and sliding doors opening onto the rear garden. There are two well-proportioned bedrooms and a contemporary shower room with a walk-in shower, WC and vanity unit.

Outside, a covered storm porch and external storage cupboard provide practical storage, while gated side access leads to the enclosed, low-maintenance rear garden. Laid mainly to patio with established borders and specimen trees, it also benefits from a retractable awning and direct access to the garage.

Additional Information

Council Tax band: D; Tenure: Freehold; EPC Energy Efficiency Rating: D





Ground Floor

15 The Homestead, OX9 2PP

Approximate Gross Internal Area = 70.1 sq m / 754 sq ft

Garage / Outside Cupboard = 14.3 sq m / 154 sq ft

Total = 84.4 sq m / 908 sq ft

Floor Plan produced for Tim Russ & Company by Media Arcade Ltd ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Tim Russ and Company

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