

FOR SALE



Orchard Close, Thame
Guide Price £225,000


MARTIN&CO

Orchard Close, Thame

Key Notes:

- Age Restriction - 55+
- Off Street Parking
- Enclosed Rear Garden
- Cul-De-Sac Location
- Small Development of Similar Homes
- Ground Rent: £50.00 PA
- Service Charge: £1,102.00 PA
- Council Tax Band: B
- Leasehold - 125 years from 1 January 1983
- Tenure: Leasehold



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



This delightful one bedroom bungalow offers peaceful, independent living for those aged 55 and over, with easy access to local amenities and off-street parking. Featuring a bright conservatory, kitchen, and low-maintenance garden, it's the perfect home for a relaxed lifestyle.

As you enter, you're greeted by a welcoming entrance porch, ideal for coats and shoes. The spacious living area provides a comfortable space with plenty of room for a dining area. The kitchen, located at the rear of the property, is well-appointed with a built in appliances. A delightful small conservatory extends from the kitchen, filling the space with natural light and providing access to the private, low-maintenance garden. The fully enclosed outdoor area offers a peaceful retreat, perfect for relaxation.

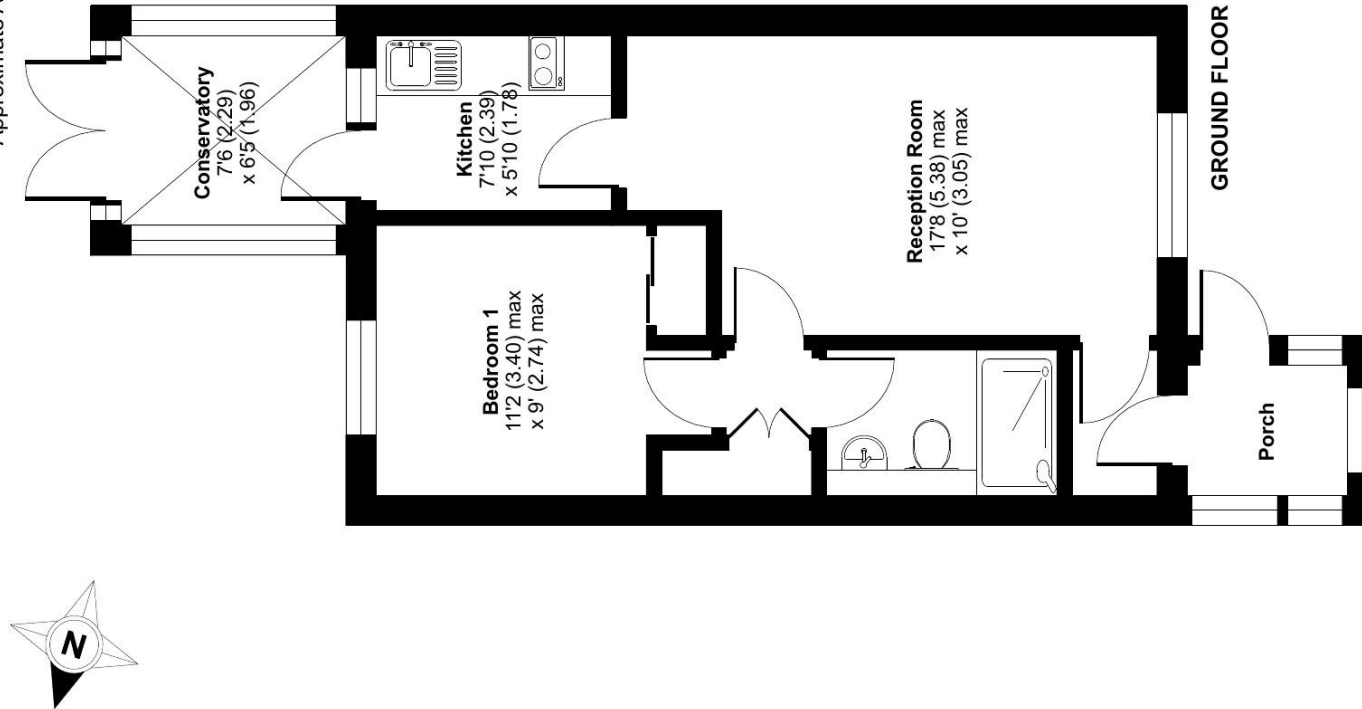
The modern bathroom features a generous shower, toilet, and wash hand basin. The bedroom benefits from built-in storage, space for a double bed, bedside tables and dressing table.

With its age-restricted community, desirable location, and minimal upkeep, this bungalow presents an excellent opportunity for those looking for comfortable, independent living in a quiet and secure environment.



Orchard Close, Thame, OX9

Approximate Area = 480 sq ft / 44.6 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). © nchecom 2026
Produced for Urwin (Oxford) Limited by Martin & Co. REF: 1408320

Martin & Co Thame

13 Upper High Street • • Thame • OX9 3ER
T: 01844 216667 • E: thame@martinco.com

01844 216667

<http://www.martinco.com>

MARTIN&CO

Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.