

# Thame

15 Stuart Way | Thame | Oxon | OX9 3WP



Price £599,950

## ACCOMMODATION

Deceptively spacious 4 bedroom home  
Hallway with downstairs cloakroom  
Inner hallway with study/family room  
Kitchen with ample range of units  
Separate dining room from kitchen  
Spacious sitting room with patio doors  
Well appointed bedroom with en suite  
Three further double bedrooms  
Delightful southerly facing rear garden  
Garage and driveway parking to the front



A deceptively spacious 4 bedroom family home ideally situated in a quiet cul de sac location and within a short walk of Thame town centre and local schools. The property benefits from three well appointed reception rooms. There is an entrance hallway with useful cloakroom before entering into the inner hall with door to study / family room with front aspect. The kitchen has a good range of units with wooden worktops and wall mounted Zanussi double oven and microwave as well as space for a dishwasher and



washing machine & door opening to the side of the house onto the driveway. From the kitchen there is a separate dining room which in turn opens into the spacious & light sitting room with patio doors opening into the garden. On the first floor the main bedroom is both large and airy with ample room for wardrobes and storage units and benefits from an en suite shower room. There are three further double bedrooms as well as a family bathroom. Externally the cottage style rear garden is a total delight being southerly facing with patio area immediately to the rear and the remainder is planted out with mature shrubs & trees. There is gated side access and a door leading into the garage with driveway parking for two cars to the front.

## KEY FEATURES

- Spacious 4 bedroom detached family home with 3 reception rooms
- Situated in quiet cul de sac location within an easy walk of Thames
- A short drive to the M40 as well as Haddenham & Thames Railway Station
- Walking distance to local Primary Schools and Lord Williams's Schools
- Extra land to the rear was bought in 2012 creating a substantial garden
- Solar panels generating £920 per annum. Electric car charger
- Please call Colombs on 01844 214421 to arrange a suitable time to view



## THAME

Thame is a bustling traditional Market town located close to the Chiltern Hills and the historic City of Oxford. Within Thame there are many lovely restaurants, public houses and coffee shops.

Thame has a thriving well supported market each Tuesday with a farmers' market once a month. The traditional cattle market takes place within Thame each week. There is a small theatre within Thame called The Thame Players and there are numerous clubs and societies.

Thame is nicely positioned for the commuter. Haddenham station is some 5 minutes' drive from Thame and provides a direct route to London Marylebone in some 36 minutes, whilst the M40 motorway is a short drive from Thame.

Local Authority – South Oxfordshire District Council

Council Tax - E

EPC - B

### 15 Stuart Way

Approximate Gross Internal Area  
Ground Floor = 64.8 sq m / 697 sq ft  
First Floor = 64.2 sq m / 691 sq ft  
Garage = 14.0 sq m / 151 sq ft  
Total = 143.0 sq m / 1,539 sq ft



**Ground Floor**

**First Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

© CJ Property Marketing Ltd Produced for For Colombs

1 Swan Walk, Upper High Street, Thame, Oxon, OX9 3HN

01844 214421

thame@colombs.co.uk

[www.colombs.co.uk](http://www.colombs.co.uk)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.