



3 Roman Way, Thame - OX9 2FP

Guide Price £900,000

 **TIM RUSS**  
& Company



## Roman Way

Thame, Oxfordshire

- Modern family home built within the last six years by Bloor Homes to the popular 'Osterley' design
- Prime location in the sought-after Thame Meadows development, within walking distance of Thame High Street and in catchment for Lord Williams's Upper School.
- Spacious ground floor includes a bright, dual-aspect sitting room with feature fireplace and a versatile study/playroom.
- Open-plan kitchen/dining/family area forms the heart of the home, complemented by a utility room and ground floor cloakroom.
- Four generous bedrooms, including a principal bedroom with walk-in dressing area and en-suite, plus a guest bedroom with its own en-suite.
- Two-storey garage with private driveway parking; upstairs level offers a fully equipped home office with WC.
- Attractive rear garden featuring a patio terrace, lawned area, and a dedicated home gym—ideal for relaxing and entertaining.



# Roman Way

Thame, Oxfordshire

Built by Bloor Homes to the desirable 'Osterley' design, this impressive four-bedroom, three-bathroom detached home is positioned in the sought-after Thame Meadows development — a stroll from Thame High Street and within catchment for Lord Williams' Upper School.

The spacious ground floor offers a welcoming entrance hall, leading to a bright sitting room with feature fireplace, and a versatile dual aspect study/playroom. The heart of the home is the stunning open-plan kitchen/dining/family area—ideal for modern family living—complemented by a separate utility room. The cloakroom completes the ground floor.

Upstairs, the generous principal bedroom features a walk-in dressing area and en-suite. A further guest bedroom also benefits from its own en-suite, while two additional double bedrooms share a stylish family bathroom. A large landing completes the first-floor layout.

Externally, the front garden is mainly laid to lawn, while a private driveway to the side leads to a two-storey garage providing ample off-street parking. The first floor of the garage offers a superb home office space with toilet facilities —perfect for remote working or creative use.

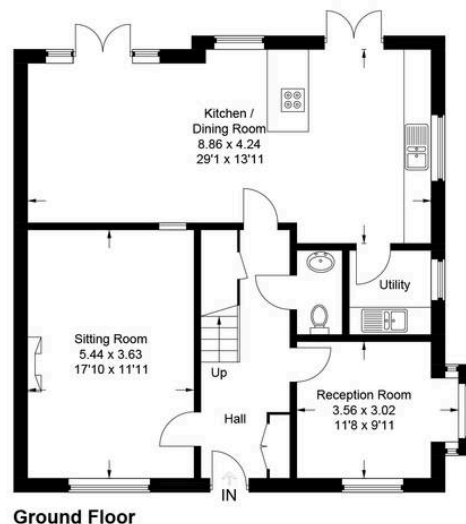
The well-maintained rear garden is a fantastic space for relaxing and entertaining, featuring a patio terrace, lawned area, and a home gym.

The owners contribution towards the maintenance of the development for 2024 was £259.83 for the year.

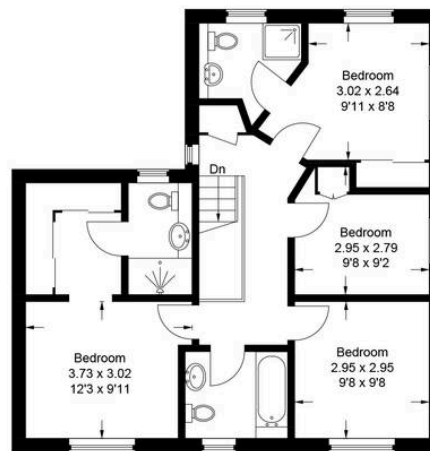
Council Tax band:F EPC:B

Tenure: Freehold





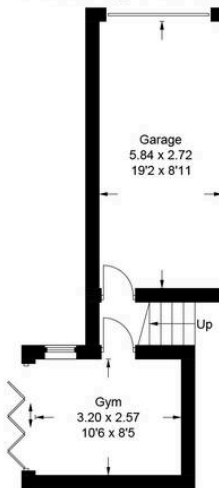
Ground Floor



First Floor



Outbuilding - First Floor



Outbuilding - Ground Floor

(Not Shown In Actual  
Location / Orientation)

### 3 Roman Way

Approximate Gross Internal Area  
 Ground Floor = 83.4 sq m / 898 sq ft  
 First Floor = 67.2 sq m / 723 sq ft  
 Outbuildings = 63.8 sq m / 687 sq ft  
 Total = 214.4 sq m / 2308 sq ft

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 Tim Russ & Company

## Tim Russ and Company

Tim Russ & Co, 112 High Street - OX9 3DZ

01844 217722 • thame@timruss.co.uk • timruss.co.uk/

By law we must verify every seller and buyer for anti-money laundering purposes.  
 Checks are carried out by our partners at Lifetime Legal for a non-refundable £60 (incl. VAT) fee, paid directly to them.  
 For more information please visit our website.



Particulars described on our website and in marketing materials are for indicative purposes only; their complete accuracy cannot be guaranteed. Details such as boundary lines, rights of way, or property condition should not be treated as fact. Interested parties are advised to consult their own surveyor, solicitor, or other professional before committing to any expenditure or legal obligations.