



7 Stuart Way  
Thame  
Oxfordshire OX9 3WP

Guide Price £565,000

**RB** REASTON BROWN



## An Immaculate Four Bedroom Detached Family Home, Comprising Of A Large Kitchen, Separate Dining Room, Large Sitting Room And Separate Single Garage. The Property Is In a Desirable Location Close To The Centre Of Thame.

**7 Stuart Close**, has a light and airy hallway, with natural light flooding in from the front. To the right, the kitchen is a well-sized space with modern white gloss units, a gas hob, an electric oven, and plenty of storage in both floor and wall cabinets. There's room for a dishwasher, washing machine, and fridge-freezer. Benefits from a water softener

The kitchen leads into the dining room, which has views over the garden—perfect for family meals or entertaining. Double doors open into the spacious sitting room, the gas fire is a central point in this room. Large bifold doors offer direct access to the garden, creating a seamless transition between indoor and outdoor living. It's a bright and comfortable space, ideal for relaxing. Upstairs, the landing opens to four well-proportioned bedrooms. The master bedroom, overlooking the rear garden, offers a peaceful, non-overlooked view and includes fitted wardrobes and an en-suite shower room. The second bedroom also faces the rear and is a generous size, with fitted wardrobes. The third & fourth double bedrooms are a good size for family living. The family bathroom features a white suite, a Myra shower over the bath, and a heated towel rail.

The garden although small is a real highlight—fully enclosed with a variety of shrubs and borders, it's a private space perfect for outdoor dining or children's play area. A side gate provides easy access for bikes also the property has a single garage and a generous driveway for two or three cars.

Just a 10-15-minute walk from Thame town centre, this home combines the best of both worlds: a peaceful setting with easy access to local shops, cafes, and countryside walks. Close to good primary schools and secondary school. This immaculate property offers a fantastic opportunity for those seeking a family home in Thame.

EPC C Council Tax E Freehold

### Situation

**Thame** is vibrant market town situated on the Oxon/Bucks borders, much enjoyed by its inhabitants. There are many independent shops, delicatessens, and a Waitrose. Thame is steeped in history, with beautiful buildings and medieval churches. On the social side it has award winning bars and restaurants, you could have breakfast at Black Goo or a pleasant lunch at the Eight Bells and dinner at the Thatch. Thame also has a health centre and a cottage hospital, sports facilities, and excellent schooling, including a Catholic school, Church of England school and the sought after Lord Williams secondary school. There is also access to the grammar schools in Buckinghamshire. London Marylebone can be reached in 34 minutes via Haddenham & Thame Parkway Station and M40 junction 7 for access to London, Birmingham and the Northern Networks is nearby. Thame also has a good bus service to Oxford, Aylesbury, and the neighbouring villages, which have walks, country pubs and beautiful scenery through the Chiltern Hills.

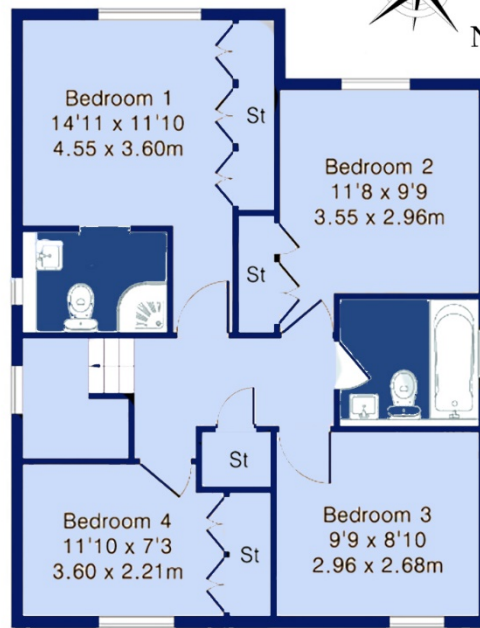
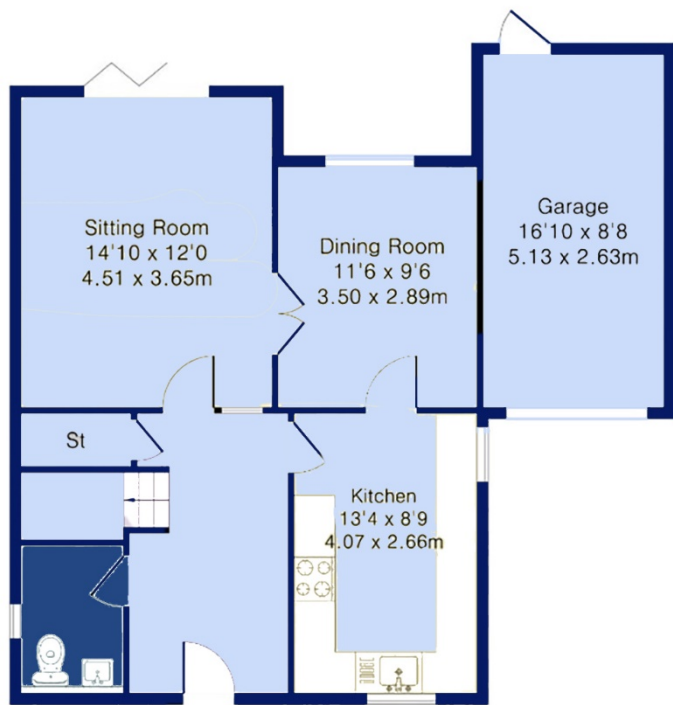
*The property comprises the following with all dimensions being approximate only. Please note that Reaston Brown has not tested appliances or systems and no warranty as to condition or suitability is confirmed or implied. Any prospective purchaser is advised to obtain verification from their Surveyor or Solicitor.*











Approx. Gross Internal Floor Area 1318 Sq Ft (122 Sq M)

7 Stuart Way, Thame, Oxfordshire, OX9 3WP

All measurements of walls, doors, windows and fitting and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

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