

# 25 ROMAN WAY

THAME, OXFORDSHIRE. OX9 2FP



HAMNETT  
HAYWARD

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**A substantial five bed detached family home forming part of a select enclave within a popular 'Family Friendly' development, just a short walk from the bustling town centre.**

Roman Way is a very popular residential street forming part of the impressive Thame Meadows development, constructed in 2018 by Bloor Homes. This generous five bedroom detached home offers a fabulous plot with the added advantage of a detached double garage with 19' games/office room above. Situated within a prime position within the development, the property forms part of a popular enclave of just four homes, conveniently close to the footpath, connecting to lovely walks and just a short stroll to Lord Williams's school, The Phoenix Trail and The Cuttlebrook Nature reserve. Thame is a highly sought after and picturesque market town, ideally positioned for access to the M40 and Haddenham & Thame Parkway for a comprehensive service into London Marylebone (under 40 mins).

Accommodation within this impressive double fronted home is well balanced throughout, the ground floor alone offers 943 sq.ft of living space including a superb open plan kitchen/dining room opening to a separate snug with a contemporary fireplace, a sitting room, family and a Utility room. Particular mention is made of the wonderful kitchen space, extending to 22' in total and opening directly to the garden, accessed by glazed double doors. The kitchen is fitted with a comprehensive range of contemporary cupboard and drawer units with ample work space, including a peninsula unit providing a breakfast bar area. Integrated appliances include a Siemens double oven and fridge/freezer, with a further induction hob and extractor hood. A separate utility has a further sink and plumbing for a washing machine. To the first floor a generous landing provides access to all five bedrooms, the principal bedroom suite has a generous dressing area and an en-suite shower room. The guest bedroom has built in wardrobes and en-suite shower room. Three further bedrooms are served by a family bathroom.

Outside, the property has ample parking for four vehicles with EV charging plus an exclusive visitor space with a generous garage extending to 19' in length. Above the garage is a very adaptable room ideal for a games room or teenagers hobbies room. The garden offers a good degree of privacy and laid mainly to lawn with a private terrace tucked away behind the garage, providing a perfect position for entertaining.

**"A FABULOUS FIVE BEDROOM DETACHED FAMILY HOME FORMING PART OF THE POPULAR THAME MEADOWS DEVELOPMENT, IDEALLY POSITIONED ON THE FRINGE OF THE TOWN CENTRE, CLOSE TO LOVELY OPEN WALKS"**



## AT A GLANCE

- A magnificent five bed detached family home offering stylish accommodation of approx 2,317 sq.ft
- Superb position within the development, forming part of a small enclave of just four homes
- A fabulous open plan kitchen/dining room, extending into a separate snug
- Detached double garage with a superb games room above
- Picturesque market town providing good access to London Marylebone (under 40 mins from station)



## SUMMARY

- Entrance hall with two storage cupboards
- Cloakroom
- Substantial open plan kitchen/dining room extending to 22' in length and opening to the garden
- Well equipped kitchen with a range of integrated Siemens appliances and a peninsula creating a breakfast bar
- Utility room
- Snug with contemporary fireplace
- Sitting room
- Family room
- Games room/office above garage
- Principal bedroom with en-suite shower room
- Guest bedroom with wardrobes and shower room
- Three further bedrooms
- Family bathroom with bath and separate shower
- Ample off street parking with a recently installed electric car charging point
- 19' garage with a fabulous games room above
- Generous garden offering a good degree of privacy, with a private terrace for entertaining
- Highly regarded 'family friendly' development
- Within a short walk of the popular Phoenix Trail and the reputable Lord Williams's school
- London Marylebone in under 40 minutes from nearby Thame & Haddenham Parkway
- Picturesque market town

**Approximate Gross Internal Area 2317 sq ft - 216 sq m**

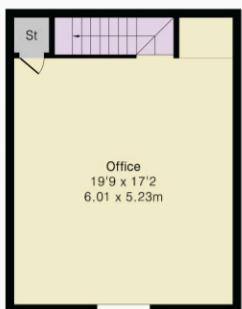
**(Excluding Garage)**

Ground Floor Area 943 sq ft - 88 sq m

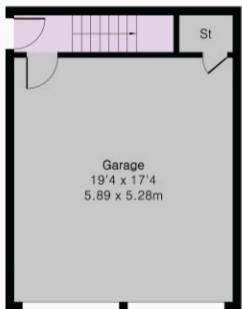
First Floor Area 981 sq ft - 91 sq m

Garage Ground Floor Area 393 sq ft - 37 sq m

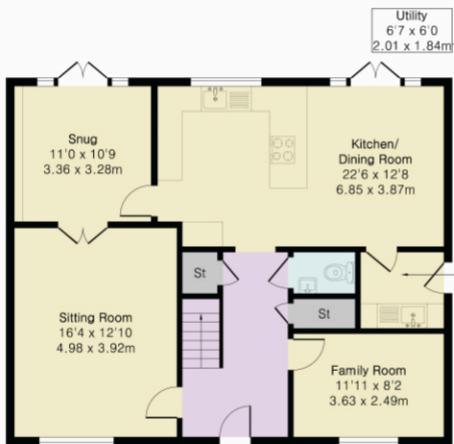
Office First Floor Area 393 sq ft - 37 sq m



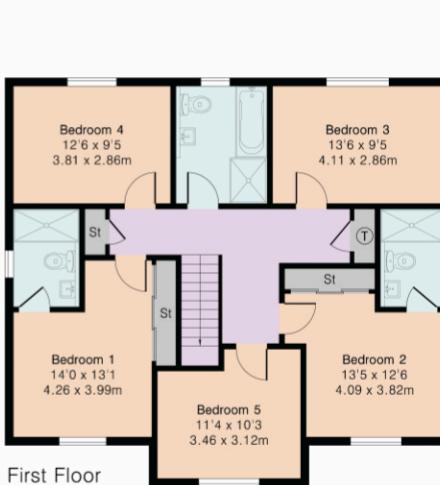
Office First Floor



Garage Ground Floor



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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## LOCATION

Thame is the quintessential English market town, located close to the Chiltern hills and the city of Oxford. Taking its name from the famous river that flows through its centre, the town is blessed with a long and illustrious history. These days it's a bustling, elegant place with something for all tastes. The pretty High Street is dotted with a mix of Medieval and Georgian buildings and home to a huge range of independent shops as well as bars, public houses and restaurants. A Waitrose and a Sainsbury's supermarket are also located in the centre, as well as the recently opened Gail's bakery. Despite Thame's rural location, the town is well positioned for links to London. Trains from the nearby station now reach Marylebone in around 36 minutes (fast train) while the M40 is a short drive from the town centre. Local education facilities are provided for all ages and include three reputable primary schools and the renowned Lord Williams' Comprehensive School which has obtained a good status from Ofsted. A bus is also available for the three Grammar schools in nearby Aylesbury. The preparatory school of Ashfold is located in the nearby village of Dorton, with a choice of private schools in nearby Oxford, all accessible by bus. All church denominations are catered for with a particularly well known Catholic school. The M40 (junction 8a) is within striking distance offering access to Oxford, London and the nearby Bicester retail village. For restaurants, Le Manoir Aux Quat Saisons, Sir Charles Napier and the Nut Tree, are close by.

## ADDITIONAL INFORMATION

**Services:** Mains water, Gas & Electricity

**Heating:** Gas fired central heating to radiators.

**Connectivity:** Fibre optic broadband to the premises

**Energy Rating:** Current B (85) Potential A (90)

**Tenure:** Freehold, Man.Co charges approx. £257.00 Per Annum

**Local Authority:** South Oxfordshire District Council

**Postcode:** OX9 2FP

**Council Tax Band:** F

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