



Weavers Branch, Thame - OX9 2FQ

Price £545,000

 **TIM RUSS**
& Company



Weavers Branch

Thame, Oxfordshire

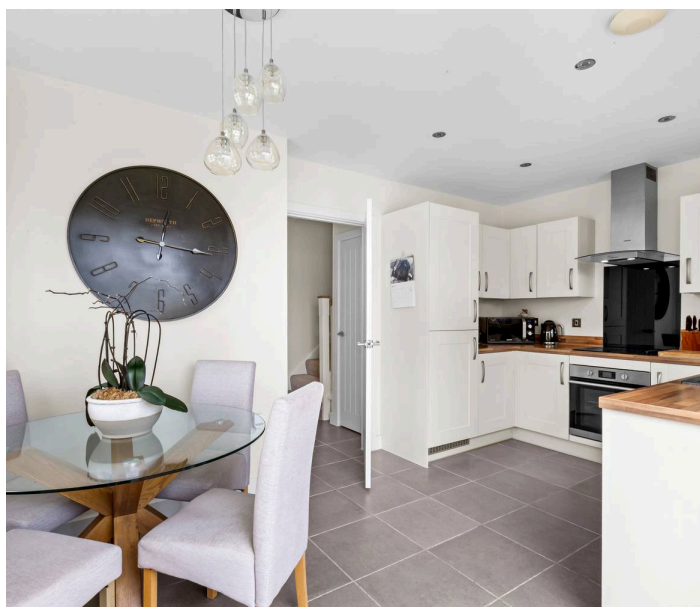
- Offered to the market with no onward chain
- Built in 2017 by the highly regarded Bloor Homes
- Immaculately presented three-bedroom family home finished to a high standard throughout
- Sought-after location within walking distance of Lord Williams's Upper School and the High Street
- Spacious sitting room with attractive bay window and a superb open-plan kitchen/dining room with French doors to the garden
- Principal bedroom with built-in wardrobes and stylish en-suite shower room
- Larger-than-average, beautifully landscaped rear garden offering an exceptional degree of privacy with no overlooking neighbours
- Detached single garage, private driveway parking and excellent kerb appeal with attractive front gardens

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

Development Maintenance Contribution - Approx £250P/A



Weavers Branch

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Constructed in 2017 by highly regarded Bloor Homes, this beautifully presented three-bedroom home offers bright and well laid out accommodation which is finished to an exceptional standard throughout. Occupying one of the most desirable positions on the development, the property benefits from a larger-than-average, beautifully landscaped rear garden offering an excellent degree of privacy with no overlooking neighbours—a rare feature for a modern home. Ideally located within walking distance of Lord Williams's Upper School and the vibrant High Street, it perfectly combines style and convenience.

The welcoming entrance hall leads to a generous sitting room with an attractive bay window, while to the rear the superb open-plan kitchen/dining room features French doors opening onto the garden, creating an ideal space for family life and entertaining. A cloakroom/WC completes the ground floor.

Upstairs are three bedrooms and a contemporary family bathroom. The principal bedroom enjoys built-in wardrobes and a stylish en-suite shower room.

Outside, the property boasts excellent kerb appeal with an attractive front lawn and colourful planted borders. A detached single garage and large private driveway provide ample parking.

The landscaped rear garden is a standout feature—larger than most on the development, wonderfully private and designed for easy maintenance, making it the perfect space to relax or entertain.





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Approximate Gross Internal Area

Ground Floor = 42.0 sq m / 452 sq ft

First Floor = 40.4 sq m / 435 sq ft

Garage & Summer House = 26.2 sq m / 282 sq ft

Total = 108.6 sq m / 1169 sq ft

Floor Plan produced for Tim Russ & Company by Media Arcade Ltd ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Tim Russ and Company

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

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

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