



Wentworth Road, Thame - OX9 3XF

Guide Price £700,000

**TR** TIM RUSS  
& Company





## Wentworth Road

Thame, Oxfordshire

- Prime town-centre location within a short stroll of local amenities; a rare opportunity in a highly sought-after area
- Four-bedroom, two-bathroom detached family home offering excellent scope for extension (STP) and modernisation
- Welcoming entrance hall leading to a 25ft dual-aspect sitting/dining room with bay window and French doors to the garden
- Separate dual-aspect dining room flowing into the kitchen/breakfast room, with flexible ground-floor layout and WC/cloakroom
- Four well-proportioned first-floor bedrooms, including a generous principal bedroom with en-suite, plus family bathroom
- Off-street parking for two vehicles, double garage, and an attractively landscaped rear garden with lawn, patio, decking and pond



Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D





# Wentworth Road

Thame, Oxfordshire

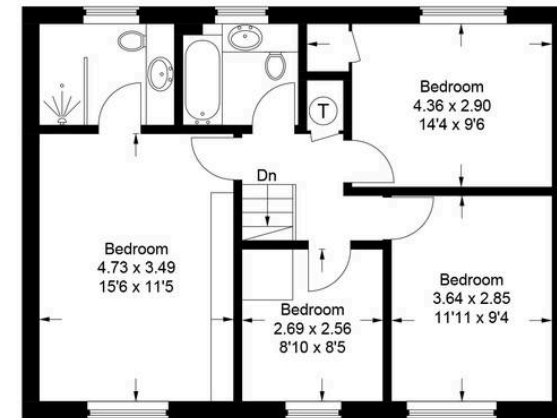
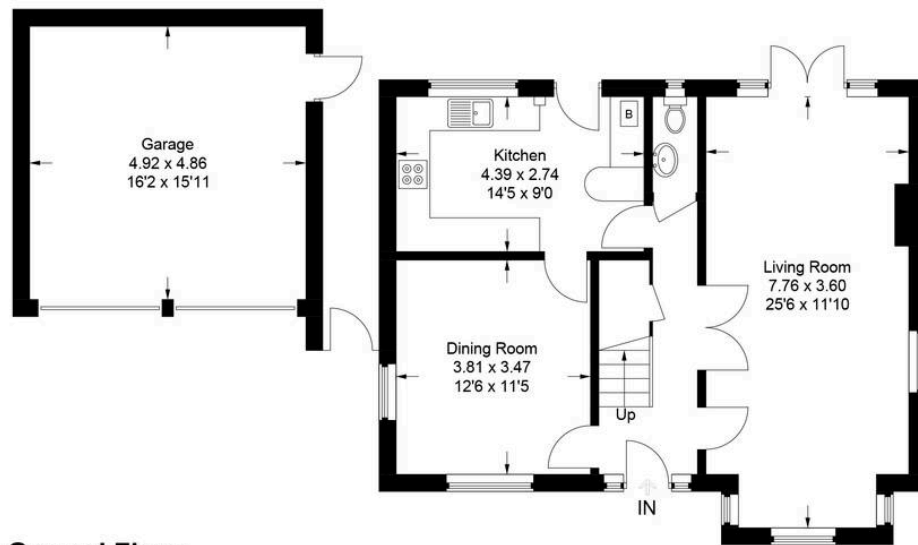
Occupying a highly sought-after position just a short stroll from the vibrant town centre, this four-bedroom, two-bathroom detached family home presents a rare opportunity in a location where properties rarely come to market. Offering excellent scope for extension (STP) and modernisation, the property is a true blank canvas—ideal for families looking to create their forever home in a prime setting.

The accommodation begins with a welcoming entrance hall, leading to an impressive 25ft dual-aspect sitting/dining room featuring a bay window and French doors opening onto the rear garden, allowing for an abundance of natural light. Also accessed from the hall is a separate dual-aspect dining room, which in turn flows into the kitchen/breakfast room. The generous ground-floor layout offers fantastic potential to reconfigure and enhance to suit modern family living. A WC/cloakroom completes the ground floor.

To the first floor are four well-proportioned bedrooms and a family bathroom. The spacious principal bedroom is a particular highlight, benefitting from a private en-suite shower room.

Externally, the property enjoys off-street parking for two vehicles to the front, along with a double garage. Neatly laid shingle areas enhance the home's kerb appeal. The rear garden has been attractively landscaped, featuring a lawn, patio and decked areas—ideal for entertaining—along with a pond.





## 6 Wentworth Road

Approximate Gross Internal Area  
 Ground Floor = 63.8 sq m / 687 sq ft  
 First Floor = 61.0 sq m / 656 sq ft  
 Garage = 23.9 sq m / 257 sq ft  
 Total = 148.7 sq m / 1,600 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.

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## Tim Russ and Company

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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.



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