



Rooks Lane, Thame -

Guide Price £535,000

 **TIM RUSS**  
& Company





## 29 Rooks Lane

Thame, Thame

- A SIMPLY STUNNING CENTRALLY LOCATED THREE BEDROOM HOME
- BEAUTIFULLY CRAFTED AND EXTENDED BY THE PRESENT OWNERS
- OPEN PLAN LIVING SPACE WITH OODLES OF STORAGE
- SUBTLE LIGHTING THROUGHOUT THIS LOVELY HOME
- PRINCIPAL BEDROOM WITH SUPER ENSUITE BATHROOM
- TWO FURTHER DOUBLE BEDROOMS
- EXCEPTIONAL USE OF SPACE AND STYLE WITHIN THE KITCHEN SPACE
- COMPLETELY PRIVATE BEAUTIFULLY LANDSCAPED COURT YARD GARDEN
- UNDERFLOOR HEATING THROUGHOUT





# 29 Rooks Lane

Thame, Thame

Nestled in a prime, central location, this three-bedroom terraced house is not just a property, but a lifestyle upgrade waiting to be experienced. Boasting a meticulous extension and exquisite craftsmanship by the current owners, this home is a true masterpiece. As you step through the front door, you are greeted by an open-plan living space that seamlessly combines elegance with functionality, offering ample storage solutions and bathing the room in a soft, inviting glow thanks to the subtle lighting thoughtfully installed throughout.

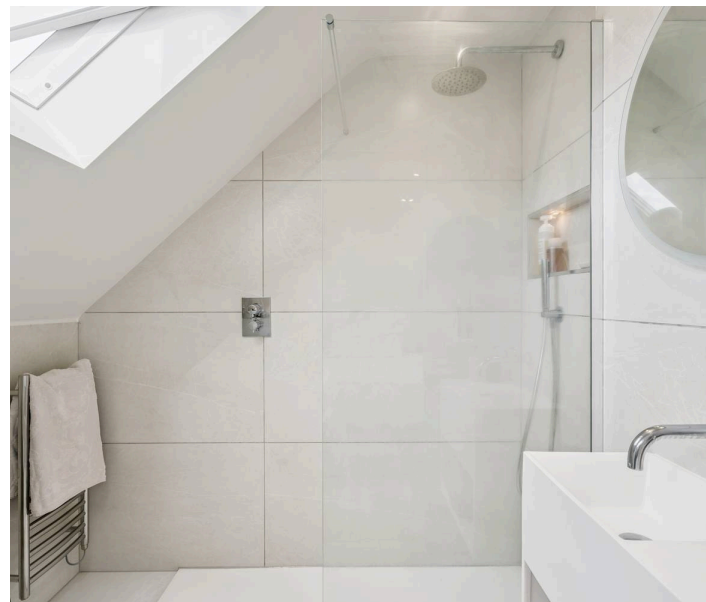
The principal bedroom, complete with a luxurious ensuite bathroom, provides a private sanctuary for relaxation. Two additional double bedrooms offer flexibility for family living or dedicated office space. The kitchen space is a testament to exceptional design, utilising every inch with style and innovation. But the real gem of this property lies beyond its walls - a completely private, beautifully landscaped courtyard garden invites you to unwind in a serene oasis right in the heart of the town. Complete with underfloor heating on the ground floor, this home radiates comfort, style, and a sense of tranquillity that's hard to come by in a bustling urban environment. Step into a world of modern luxury and convenience - this centrally located gem awaits its next fortunate owners.

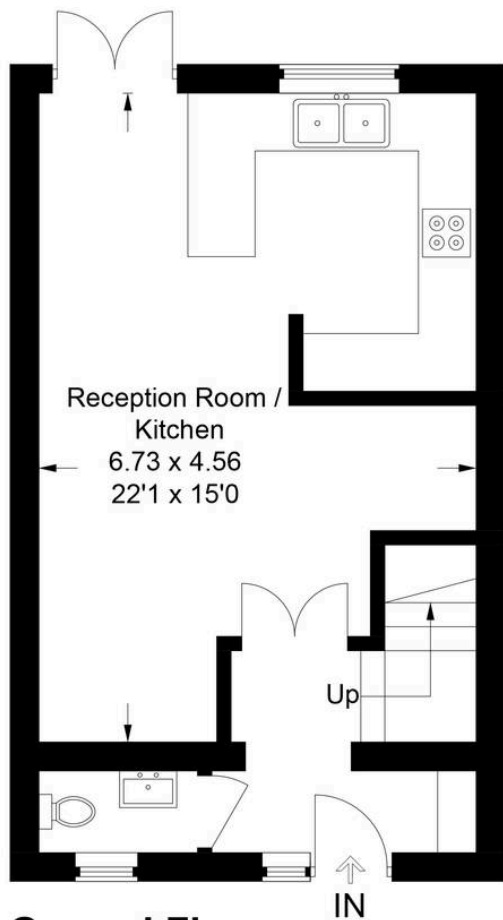
Council Tax band: C

Tenure: Leasehold

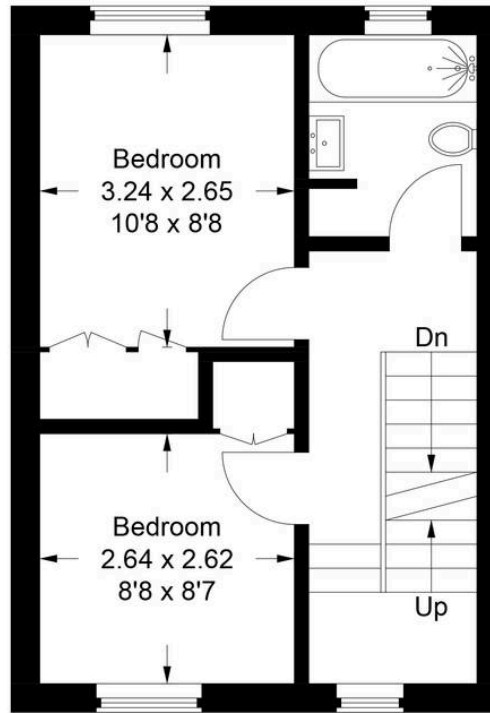
EPC Energy Efficiency Rating: C

Environmental Impact Rating:

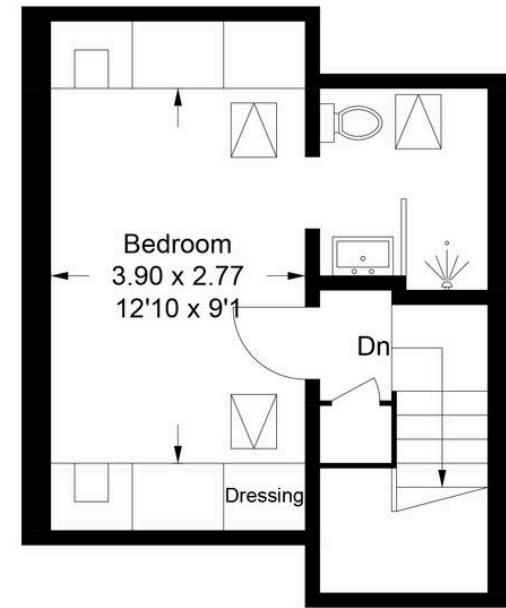




**Ground Floor**



**First Floor**



**Second Floor**

### **29 Rooks Lane**

Approximate Gross Internal Area

Ground Floor = 36.3 sq m / 391 sq ft

First Floor = 30.7 sq m / 330 sq ft

Second Floor = 23.9 sq m / 257 sq ft

Total = 90.9 sq m / 978 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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