



Roman Way, Thame - OX9 2FP

Guide Price £900,000

TIM RUSS
& Company



Roman Way

Thame, Oxfordshire

- Modern family home built within the last six years by Bloor Homes to the popular 'Osterley' design
- Prime location in the sought-after Thame Meadows development, within walking distance of Thame High Street and in catchment for Lord Williams's Upper School.
- Spacious ground floor includes a bright, dual-aspect sitting room with feature fireplace and a versatile study/playroom.
- Open-plan kitchen/dining/family area forms the heart of the home, complemented by a utility room and ground floor cloakroom.
- Four generous bedrooms, including a principal bedroom with walk-in dressing area and en-suite, plus a guest bedroom with its own en-suite.
- Two-storey garage with private driveway parking; upstairs level offers a fully equipped home office with WC.
- Attractive rear garden featuring a patio terrace, lawned area, and a dedicated home gym—ideal for relaxing and entertaining.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

The owners contribution towards the maintenance of the development for 2024 was £259.83 for the year.



Roman Way

Thame, Oxfordshire

Built within the last six years by Bloor Homes to the desirable 'Osterley' design, this impressive four-bedroom, three-bathroom detached home is perfectly positioned in the sought-after Thame Meadows development— a stroll from Thame High Street and within catchment for the popular Lord Williams' Upper School.

The spacious ground floor offers a welcoming entrance hall, leading to a bright sitting room with feature fireplace, and a versatile dual aspect study/playroom. The heart of the home is the stunning open-plan kitchen/dining/family area—ideal for modern family living—complemented by a separate utility room. The cloakroom completes the ground floor.

Upstairs, the generous principal bedroom features a walk-in dressing area and en-suite. A further guest bedroom also benefits from its own en-suite, while two additional double bedrooms share a stylish family bathroom. A large landing completes the first-floor layout.

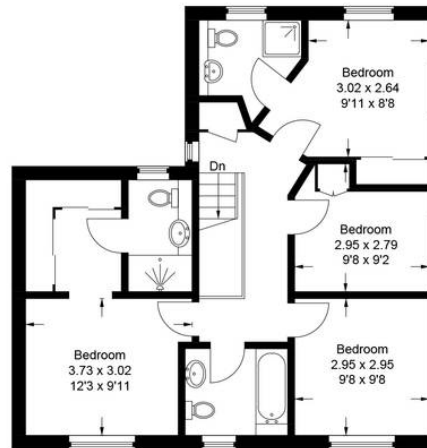
Externally, the front garden is mainly laid to lawn, while a private driveway to the side leads to a two-storey garage providing ample off-street parking. The first floor of the garage offers a superb home office space with toilet facilities—perfect for remote working or creative use.

The well-maintained rear garden is a fantastic space for relaxing and entertaining, featuring a patio terrace, lawned area, and a home gym.

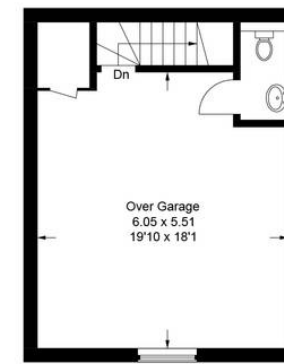




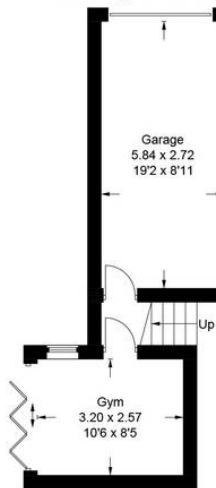
Ground Floor



First Floor



Outbuilding - First Floor



Outbuilding - Ground Floor

(Not Shown In Actual
Location / Orientation)

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Approximate Gross Internal Area

Ground Floor = 83.4 sq m / 898 sq ft

First Floor = 67.2 sq m / 723 sq ft

Outbuildings = 63.8 sq m / 687 sq ft

Total = 214.4 sq m / 2308 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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Checks are carried out by our partners at Lifetime Legal for a non-refundable £60 (incl. VAT) fee, paid directly to them.
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