



Seasons Watch, North Weston
Thame, Oxfordshire,
OX9 2HB

Guide Price £1,050,000

RB REASTON BROWN

A Beautiful 3206 Sq Ft, 4-Bedroom Home In North Weston With Stunning Views, Versatile Accommodation, A Dual-Aspect Sitting Room, Sunroom, And Landscaped Gardens. Ideal For Modern Living And Entertaining.

Seasons Watch is a substantial and versatile 4-bedroom property located in the rural spot of North Weston. Built in the 1980s the house enjoys an enviable position along a single-track lane with panoramic views stretching as far as Oxford. The property, offering 2700 sq ft of living space, provides highly adaptable accommodation over two floors, perfect for those seeking both tranquillity and accessibility. The ground floor features an impressive dual aspect sitting room with large windows, providing excellent views of the surrounding countryside. Additionally, the property includes a spacious kitchen with a large utility room, a sunroom, a dining room, and a large family room overlooking the back garden, offering a cozy space for relaxation. Two large bedrooms and a bathroom complete the ground floor. Upstairs, the master bedroom offers stunning views and includes an en-suite shower room and dressing area. There is also a second large bedroom and a large family bathroom with shower. The property boasts beautifully manicured front gardens behind a retaining wall and a private established rear garden, with lawn, trees and shrubs, a large terrace and covered area ideal for BBQ's and outdoor entertaining. The property is just yards from the start of the well-known Phoenix Trail, which provides a Cycle way and footpath into the beautiful market town of Thame and extends to Princes Risborough. There is easy access to the M40 and a mainline station to London. Seasons Watch also features a double garage with an attached workshop and extensive off-road parking. Additional amenities include replacement double glazing, an alarm system, FTTP Broadband oil-fired central heating, a garden irrigation system, and private drainage. For those seeking a quiet, private position with outstanding rural views and excellent communication links to Oxford and the M40. EPC D Council Tax F

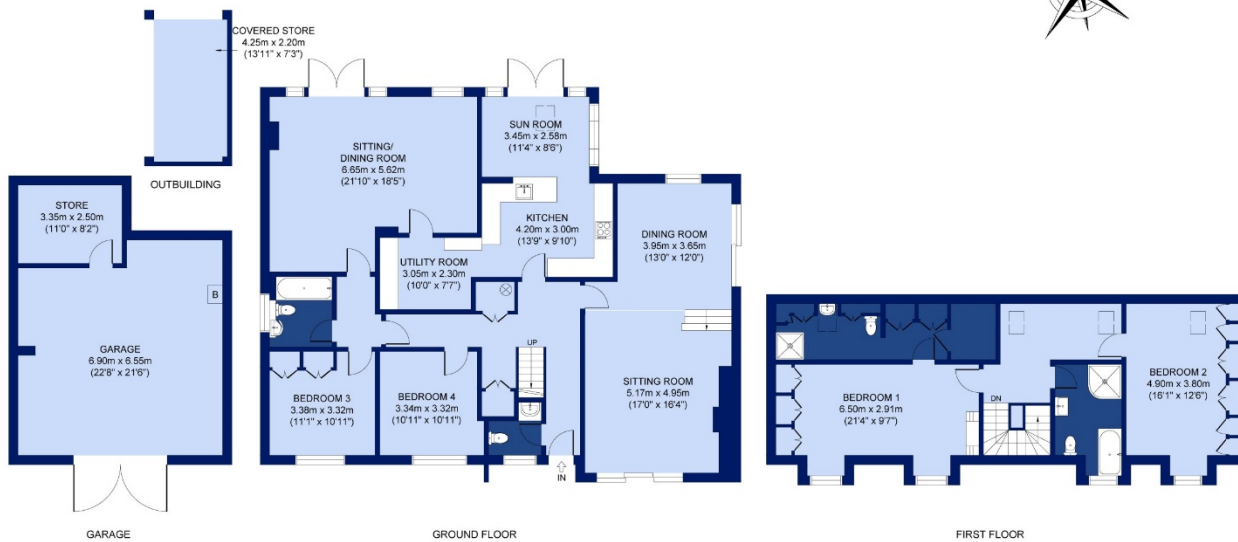
Situation

North Weston, near Thame, Oxfordshire, is a picturesque hamlet offering a serene countryside lifestyle with modern conveniences it is approximately 1.5 miles from the market town of Thame, making it a very short and convenient drive or bike ride / walk between the two. **Thame** is vibrant market town situated on the Oxon/Bucks borders, much enjoyed by its inhabitants. There are many independent shops, delicatessens, and a Waitrose. Thame is steeped in history, with beautiful buildings and medieval churches. On the social side it has award winning bars and restaurants, you could have breakfast at Black Goo or a pleasant lunch at the Six Bells and dinner at the Thatch. Thame also has a health centre and a cottage hospital, sports facilities, and excellent schooling, including a Catholic school, Church of England school and the sought after Lord Williams secondary school. There is also access to the grammar schools in Buckinghamshire. London Marylebone can be reached in 34 minutes via Haddenham & Thame Parkway Station and M40 junction 7 for access to London, Birmingham and the Northern Networks is nearby. Thame also has a good bus service to Oxford, Aylesbury, and the neighbouring villages, which have walks, country pubs and beautiful scenery through the Chiltern Hills.

The property comprises the following with all dimensions being approximate only. Please note that Reaston Brown has not tested appliances or systems and no warranty as to condition or suitability is confirmed or implied. Any prospective purchaser is advised to obtain verification from their Surveyor or Solicitor.







APPROX. GROSS INTERNAL FLOOR AREA 3206 SQ FT / 298 SQ M
SEASONS WATCH, NORTH WESTON, THAME, OX9 2HB

All measurements of walls, doors, windows and fitting and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.



Viewing is Strictly by Appointment through Reaston Brown

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