



1 Staggs Road,  
Thame, Oxfordshire,  
OX9 3AG

Guide Price £575,000

**RB** REASTON BROWN



## A Wonderful Three Bedroom Detached Family Home With Linked Garage, Featuring An Open-Plan Kitchen/Diner With French Doors To The Garden, A Spacious Living Room, En-Suite Master Bedroom, Garage, And A Low-Maintenance Garden. No Onward Chain.

**1 Staggs Road, Thame** is a beautifully presented three-bedroom home, perfect for modern family living. Upon entering, you are welcomed by a spacious hallway with a downstairs cloakroom. The bright and airy living room, featuring dual-aspect windows and neutral décor, offers a comfortable and inviting space.

The heart of the home is the open-plan kitchen/diner, fitted with cream cabinetry and a range of modern appliances. French doors from the kitchen lead directly to the private rear garden, providing an ideal space for indoor-outdoor living and entertaining.

Upstairs, the landing leads to three bedrooms. The master bedroom includes an en-suite shower room with neutral décor and a vanity unit. The second bedroom offers dual-aspect windows, providing plenty of natural light, while the third bedroom is decorated with a charming butterfly feature wall. A well-appointed family bathroom, complete with a bath and shower, serves the additional bedrooms.

The rear garden features a large, low-maintenance patio area, perfect for al-fresco dining, and steps down to a lawn area with a designated spot for a water feature. The garage, fitted with electricity, can be accessed from both the garden and the driveway. Additionally, a private side gate provides access to the front.

With gas central heating throughout and ample parking, this property offers a perfect blend of comfort and practicality. Situated close to the popular Phoenix Trail and local amenities, 1 Staggs Road is an ideal family home in the sought-after town of Thame.

EPC: C | Council Tax: D | Maintenance Charge: £187 Per Year.

### Situation

**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 Eight 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.

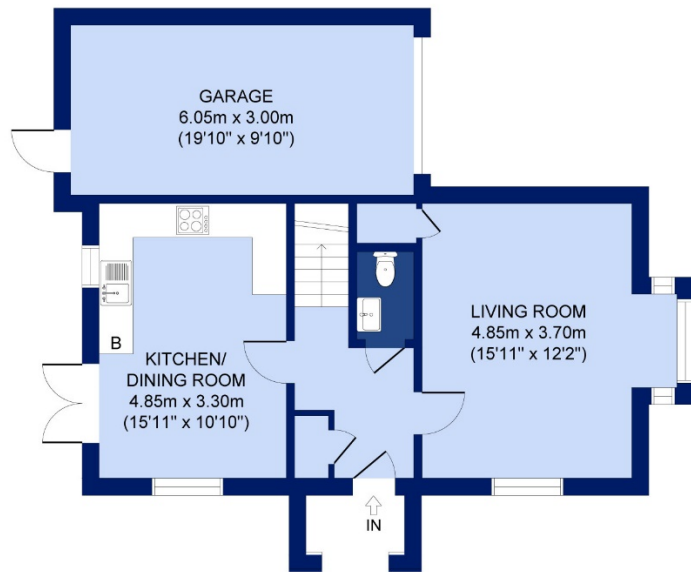
*The property comprises the following with all dimensions being approximate only. Please note that Reaston Brown has not tested appliances or systems and no warranty as to condition or suitability is confirmed or implied. Any prospective purchaser is advised to obtain verification from their Surveyor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



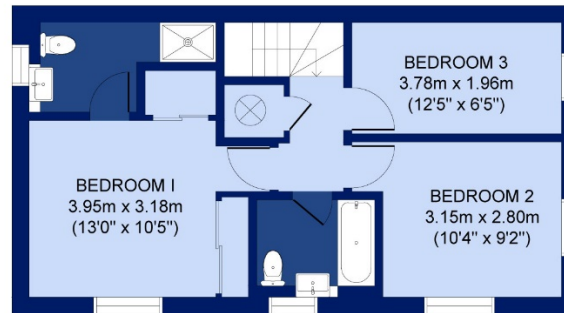








GROUND FLOOR



FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 1200 SQ FT / 111 SQ M  
1 STAGGS ROAD, THAME, OX9 3AG

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 Reaeton Brown*

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