



Woodcote  
FORD

  
Colombs



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Ford  
Bucks HP17 8XJ

A beautifully presented four bedroom detached bungalow situated in the delightful village of Ford with spacious living accommodation. Driveway parking for five cars and enclosed rear garden.

Entrance Hallway| Kitchen| Dining area| Sitting room with doors opening onto garden| | Master bedroom with en-suite wet room| Three further bedrooms| Family bathroom| Enclosed rear garden| Driveway parking for five cars

Price £600,000

### Description

Woodcote is an immaculately presented four bedroom detached bungalow which offers spacious living accommodation throughout and has been lovingly looked after by the current owner for over 30 years.

The property is entered via a good sized entrance hall with doors opening into all principal rooms. The sitting room is spacious and has a feature fireplace and doors opening onto the private south westerly facing rear garden. The kitchen is well equipped with an ample range of wall and base units. There is a built in fridge / freezer, slimline dishwasher as well as a washing machine and a door leading to the side of the property. From the hallway there is a dining area with space for dining table and chairs.

The master bedroom faces the front of the property and has a recently refitted wet room, whilst the second bedroom overlooks the rear garden and has an extensive range of built in wardrobes. Bedroom three is to the front of the property whilst







bedroom four is a good sized single room. The family bathroom has also been recently refitted.

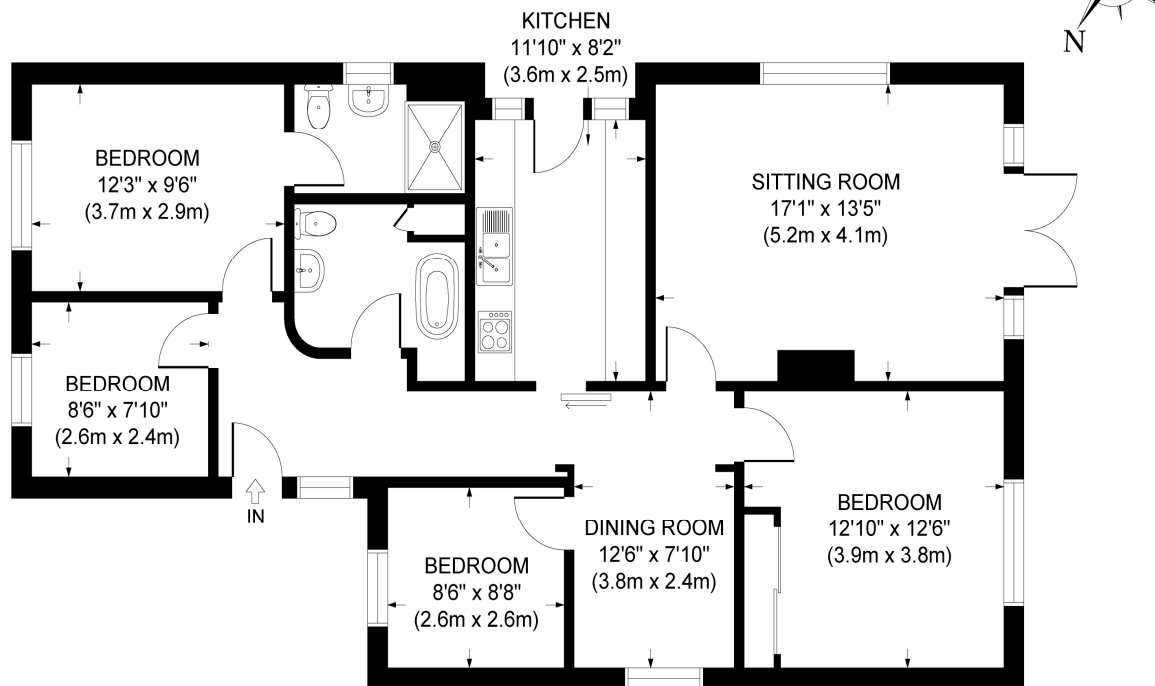
To the rear of the property the garden has a sun terrace immediately to the rear and is fully enclosed and private. Whilst to the front of the house the driveway provides ample parking for several cars.

## Situation

Ford can be found nestled between the village of Haddenham and the larger market town of Aylesbury. Haddenham has a good range of shops and local facilities including an excellent health centre, dentist and community centre as well as a range of restaurants, coffee shops and public houses whilst the historical market town of Thame is also close by with a wider range of shops and supermarkets. Ford is a small hamlet of houses within a short drive away of Thame and Haddenham Parkway station which provides a regular service to London Marylebone (36 minutes), Birmingham and Oxford. The M40 can be accessed by Junction 7 & 8.

There are excellent primary schools in Dinton and Cuddington as well as Haddenham and highly regarded Grammar schools in Aylesbury. Ashfold Preparatory School is also close by as well as a good selection of private schools in Oxford.

The area is surrounded by open countryside and there are numerous walks and a comprehensive network of bridleways within the area as well as some lovely country public houses.



GROSS INTERNAL  
FLOOR AREA 1111 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 1111 SQ FT / 103 SQ M  
WOODCOTE, FORD

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.

## Directions

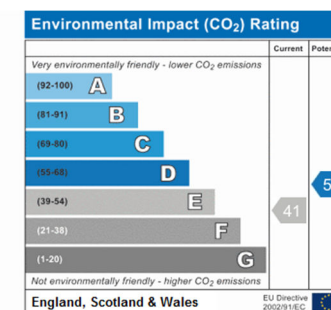
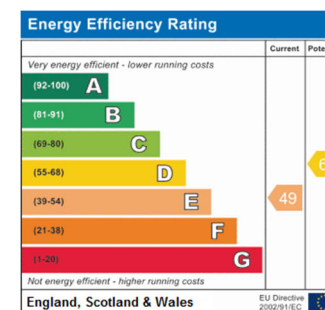
From our offices in the High Street proceed to the main roundabout and take the A418 towards Aylesbury. Follow the road going over the next roundabout and take the third turning on the right signposted Dinton / Ford. Follow the road through Dinton and go straight over at the crossroads. Woodcote can be found on the right hand side clearly indicated by our 'For Sale' board.

## Viewings

All viewings are strictly by appointment through Colombs Estate Agents.

## Mortgage Advice

Contact Colombs who can introduce you to our



These particulars and floor plans are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract. The plans and particulars are intended as a guide only. Dimensions are approximate and not to scale. Whilst every care has been taken with the preparation of the details all information is given in good faith, but prospective purchasers must satisfy themselves. We would advise that all services, appliances and heating facilities be confirmed in working order by an appropriately registered service company or surveyor on behalf of the buyer as Colombs Estate Agency cannot be held responsible for any faults found or for any expense incurred by prospective purchasers.

C3068 Ravensworth 01670 713330

1 Swan Walk, Upper High Street,  
Thame, Oxon, OX9 3HN  
**Tel: 01844 214421**  
thame@colombs.co.uk  
www.colombs.co.uk

