



THE SWALLOWS  
FORD BUCKINGHAMSHIRE

**TR** TIM RUSS  
& Company



# THE SWALLOWS FORD BUCKINGHAMSHIRE

**A TRULY STUNNING CONTEMPORARY HOME  
LOCATED IN A TOP DRAW RURAL VILLAGE**

**GUIDE PRICE £995,000**



## The Property

This is an inspired creation which flows beautifully and the attention to detail is second to none.

The entrance hall allows access to all the accommodation. Special mention must be made of the living/dining/kitchen space. Wow! Bathed in light and connecting to the entertaining terrace and garden, this is a super space. The kitchen area is beautifully appointed with a range of top draw bespoke units incorporating integrated appliances giving clean lines and complimented with a large island. Perfect for coffee with friends.

Bedroom three is located to the front of the property. There is a further bedroom/ snug and an exceptional shower room. A large utility room concludes the ground floor accommodation

To the first floor are two truly decadent bedroom suites both with stunning ensuites

The property is futureproofed and energy efficient with high levels of insulation, triple glazing and an air source heat pump.

## Outside

To the front of the property is driveway parking for a number of motor vehicles and pedestrian access to the side. The rear garden is mainly laid to lawn with

a sizable terrace which is perfect for entertaining This is truly a gorgeous home.

## Location

Ford is a hamlet which is just 3 miles from Thame & Haddenham Parkway train station – ideal for the commuter, providing a regular service to London, Marylebone. The Dinton Hermit is just a short stroll from the property and is a great place to enjoy a supper or Sunday lunch. The village of Haddenham provides a range of shops, health centre, dentist, library, vet, community centre, restaurants, cafes and public houses. Junctions 7 & 8 of the M40 provide good access to London Heathrow and Birmingham Airports. There is excellent schooling in the area both in the public and private sectors.

**Post code for SatNav: HP17 8XJ**

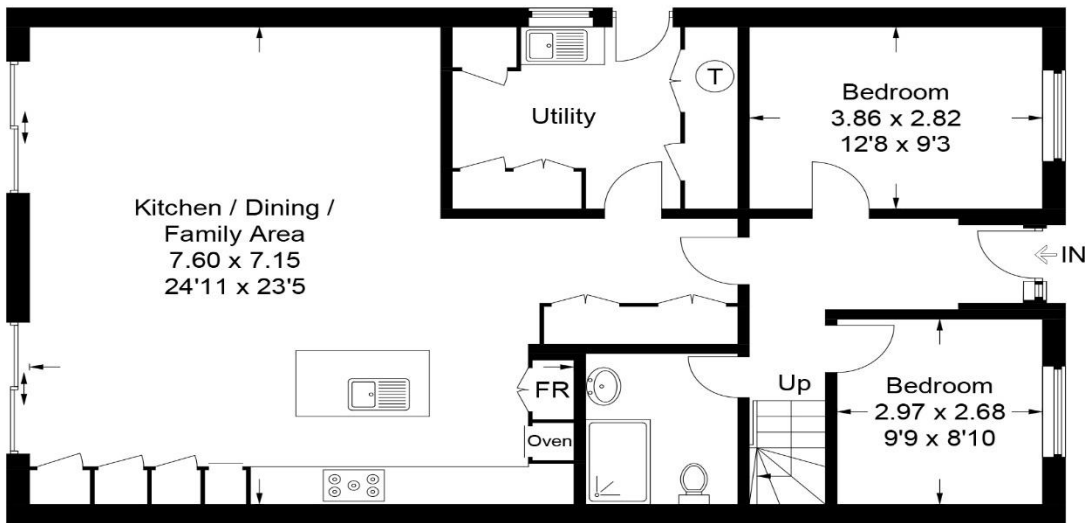
## Mortgage

Contact your local Tim Russ & Company office who can introduce you to their professional financial advisor.

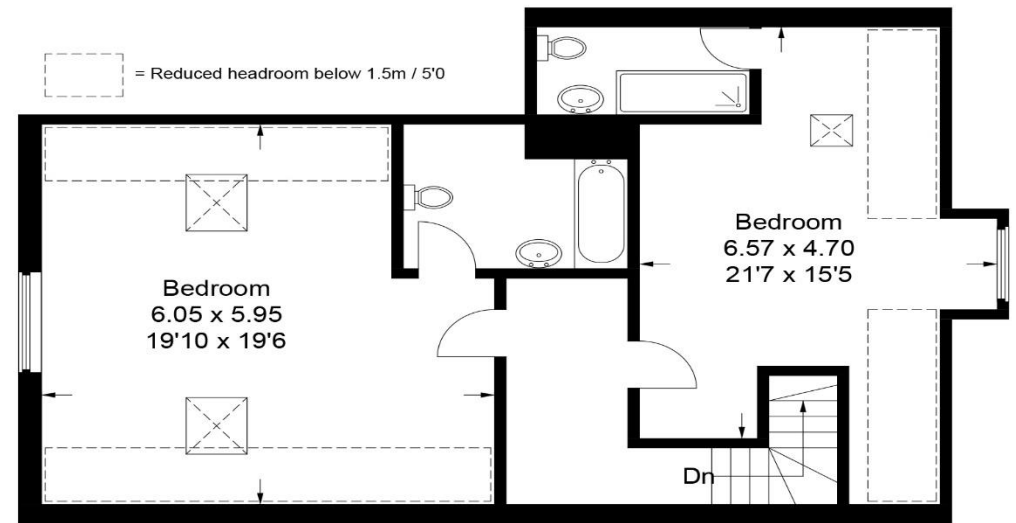
## Additional Information

- **Council Tax Band** - G
- **EPC Rating** – B
- **Services** – Mains electricity, water, drainage and air source heat pump
- **Local Authority** – Buckinghamshire County Council/ Aylesbury Vale
- **Tenure** - FREEHOLD





**Ground Floor**



**First Floor**

## The Swallows

Approximate Gross Internal Area  
 Ground Floor = 101.5 sq m / 1,092 sq ft  
 First Floor = 80.7 sq m / 869 sq ft  
 Total = 182.2 sq m / 1,961 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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