

17 FORDS CROFT

THAME, OXFORDSHIRE. OX9 3GE



HAMNETT
HAYWARD

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A modern three bedroom detached family home with a generous garden enjoying a superb position on the edge of popular development close to the renowned Phoenix trail.

Fords Croft is a popular residential street forming part of a modern, family-friendly development located on the fringe of this highly sought after and picturesque market town. 17 Fords Croft enjoys a quiet position on the edge of the development, overlooking a small open green and playground, close to a footpath circulating the development, ideal for dog walkers and runners. The development is close to the popular Phoenix trail and within catchment of the highly regarded John Hampden primary school. For the commuter, the development offers good access for junction 6 of the M40 to London and within a short drive of Haddenham & Thame parkway for a comprehensive service into London Marylebone (under 40 minutes).

Internally the property enjoys beautifully presented and well balanced accommodation arranged over two floors, particular mention is made of the open plan kitchen/dining room opening directly to the garden and the three very generous bedrooms. On arrival an entrance hall provides access to all aground floor accommodation and opens directly to the cloakroom. The sitting room is positioned at the front of the property with a view and a recently installed fireplace surround provides a hearth with an electric stove. The kitchen/dining room extends to an impressive 18' and is flooded with natural light through the glazed doors opening to the garden. The kitchen itself is fitted with a range of contemporary cupboard and drawer units, integrated appliances include an AEG double electric oven and gas ring hob, dishwasher, washing machine and fridge/freezer. To the first floor are three generous bedrooms including a principal bedroom with a range of fitted wardrobes and an en-suite shower room. Two further double bedrooms are served by a family bathroom.

Outside, off street parking for two cars is available to the side of the property, leading to a 21' garage. Gated access opens to the impressive garden, without doubt a particular attribute of this home. The garden is laid predominantly to lawn and also offers two terrace area's for entertaining, a paved area extends from the kitchen with a further private terrance enjoying a private position and laid with composite decking.

“A WELL PROPORTIONED THREE BEDROOM DETACHED PROPERTY ENJOYING A LOVELY ON THE OUTSKIRTS OF A MODERN DEVELOPMENT, OVERLOOKING A SMALL OPEN GREEN AND PLAYGROUND”



AT A GLANCE

- Three bedroom detached home located on the fringe of this popular development.
- Highly desirable location within walking distance of The Phoenix Trail and John Hampden school
- Impressive open plan kitchen/dining room extending to 18'
- Generous rear garden offering a South-Easterly aspect and a fabulous entertaining space
- Picturesque market town providing good access to London Marylebone (under 40 mins from station)



SUMMARY

- Entrance hall
- Cloakroom
- Impressive 18' open plan kitchen/dining room overlooking the rear garden
- Kitchen with a range of integrated appliances
- Sitting room with fireplace
- Principal bedroom with fitted wardrobes and en-suite shower room
- Two further generous bedrooms
- Family bathroom
- Off street parking for two vehicles
- 21' garage
- Generous South-East facing garden with large entertaining terrace
- 22' garage
- Popular 'family friendly' development
- Catchment for John Hampden primary school
- Within a short walk of the popular Phoenix Trail
- London Marylebone in 36 minutes from nearby Thame & Haddenham Parkway
- Picturesque market town with a selection of restaurants, bars and cafe's

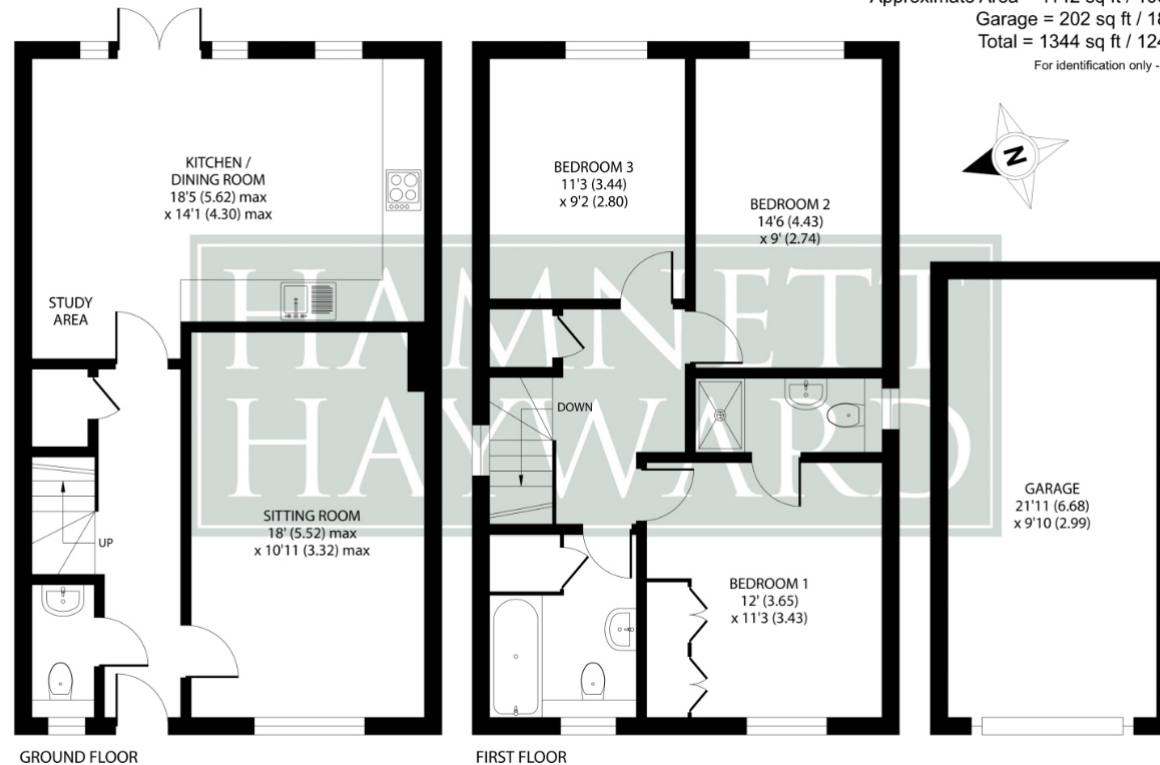
Ford's Croft, Thame, OX9

Approximate Area = 1142 sq ft / 106.1 sq m

Garage = 202 sq ft / 18.7 sq m

Total = 1344 sq ft / 124.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nidecom 2025. Produced for Hamnett Hayward Ltd. REF: 1355082

LOCATION

Thame is the quintessential English market town, located close to the Chiltern hills and the city of Oxford. Taking its name from the famous river that flows through its centre, the town is blessed with a long and illustrious history. These days it's a bustling, elegant place with something for all tastes. The pretty High Street is dotted with a mix of Medieval and Georgian buildings and home to a huge range of independent shops and High Street brands, including Gails the bakery and Crew clothing. A fine selection of bars, restaurants, public houses and cafe's also line this historic High Street. A Waitrose, Sainsburys and Marks & Spencer supermarket are also located within the town. Despite Thame's rural position, the town is well positioned for links to London. Trains from the nearby station now reach Marylebone in around 36 minutes (fast train) while the M40 is a short drive from the town centre. Local education facilities are provided for all ages and include three reputable primary schools and the renowned Lord Williams' Comprehensive School which has obtained a good status from Ofsted. The preparatory school of Ashfold is located in the nearby village of Dorton, with a choice of private schools in nearby Oxford and Grammar Schools in Aylesbury, all accessible by bus. All church denominations are catered for with a particularly well known Catholic school

ADDITIONAL INFORMATION

Services: Mains water, Gas & Electricity

Heating: Gas fired central heating to radiators.

Energy Rating: Current B (85) Potential A (95)

Local Authority: South Oxfordshire District Council

Postcode: OX9 3GE

Council Tax Band: D

GUIDE PRICE £595,000

**HAMNETT
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