



17 Ford's Croft, Thame - OX9 3GE

Offers Over £537,500

 **TIM RUSS**
& Company



Ford's Croft

Thame, Oxfordshire

- Built in 2017 by Bellway Homes and tucked away at the end of a no-through road
- Peaceful edge-of-town setting within catchment for the sought-after John Hampden Primary School
- Nearby footpath links to the popular Phoenix Trail, ideal for walking and cycling.
- Spacious ground floor with a welcoming entrance hall and generous living room
- Large kitchen/breakfast room with French doors to the garden and integrated appliances
- Three double bedrooms, including a principal bedroom with built-in wardrobes and en-suite
- Modern family bathroom plus downstairs cloakroom and useful under-stair storage
- Block-paved driveway for 2-3 cars, garage, front lawn with planting, and landscaped rear garden with patio



Additional Information

Council Tax Band: E

EPC Rating: B

Services: Mains electricity, water, drainage, and gas-fired central heating

Service Contribution: £28 per month, covering a reserve fund for tree and road maintenance, as well as upkeep of grassed areas and the playground

Local Authority: S.O.D.C

Tenure: Freehold

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Constructed in 2017 by the highly regarded Bellway Homes, this bright and spacious detached family home offers three double bedrooms and two bathrooms, and is tucked away at the end of a no through road overlooking outside green space and a children's park. Its position provides an exceptionally peaceful and desirable setting on the edge of town and falls within catchment for the highly sought after John Hampden Primary School. A footpath circulates the development and is positioned nearby to the popular Phoenix Trail, ideal for dog walking.

The ground floor features a welcoming entrance hall giving access to the generously sized living room and an impressive kitchen/breakfast room. The kitchen is superbly proportioned, with French doors opening onto the garden, an excellent range of eye-level and base units, and a selection of integrated appliances. A downstairs cloakroom and useful under-stair storage complete the ground floor accommodation.

Upstairs, there are three well-proportioned double bedrooms. The principal bedroom includes built-in wardrobes and a private en-suite shower room, while a modern three-piece family bathroom serves the remaining bedrooms.

Outside

To the front, a block-paved driveway provides off-street parking for two to three vehicles and leads to a garage with an up-and-over door. An EV charging point is available. To the rear, a neatly maintained lawn, complemented by attractive shrubs and planters





Ground Floor

First Floor

17 Fords Croft

Approximate Gross Internal Area = 106.1 sq m / 1,142 sq ft
 Garage = 18.7 sq m / 202 sq ft
 Total = 124.8 sq m / 1,344 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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