



Hode Garth, Thame - OX9 3GF

Guide Price £575,000





Hode Garth

Thame, Oxfordshire

- Exceptional three-bedroom detached family home built by Bellway Homes in 2017/2018
- Situated within the highly sought-after Hampden Gardens development
- Beautifully presented and meticulously maintained throughout
- Catchment for the highly regarded John Hampden Primary School
- Spacious dual-aspect kitchen/breakfast room with utility room
- Bright sitting room with patio doors opening onto the rear garden
- Principal bedroom with fitted wardrobes and en-suite shower room
- Landscaped rear garden with garden office, driveway parking and garage

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



Hode Garth

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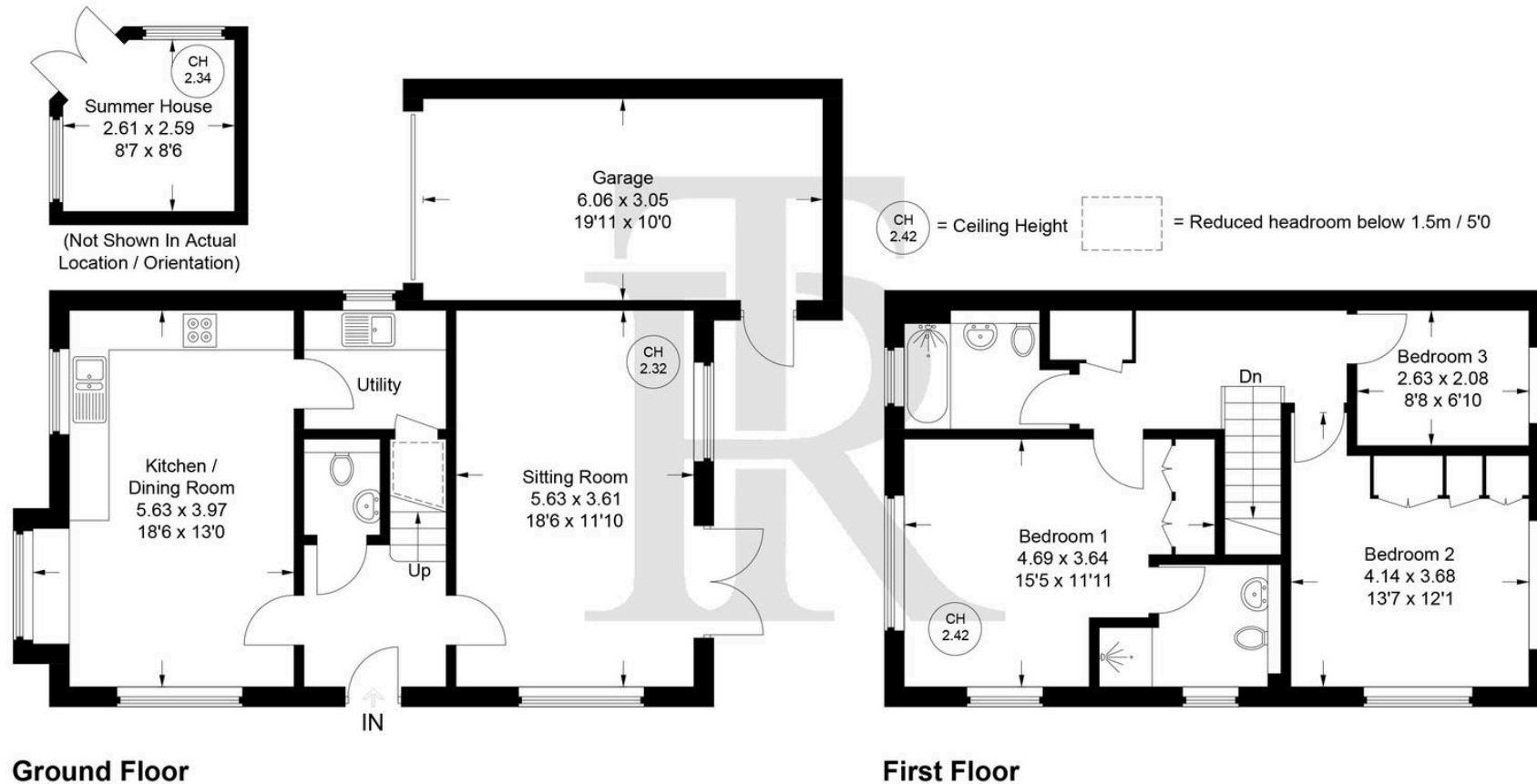
An exceptional three-bedroom detached family home, beautifully presented and impeccably maintained throughout. Situated within the highly sought-after Hampden Gardens development and built by Bellway Homes in 2017/2018 to their popular 'Wesley' design, the property offers stylish, spacious and contemporary accommodation ideally suited to modern family living. Ideally positioned within catchment for the highly regarded John Hampden Primary School and just a short stroll from the popular Phoenix Trail, the property enjoys an enviable location.

The accommodation comprises a welcoming entrance hall, cloakroom, an impressive dual-aspect kitchen/breakfast room with ample worktop space, feature lighting and a four-ring gas hob, together with a separate utility room. The bright and spacious sitting room is flooded with natural light and features patio doors opening onto the rear garden, creating an excellent space for both relaxing and entertaining.

Upstairs, there are three bedrooms, including a principal bedroom with fitted wardrobes and an en-suite shower room, complemented by a modern family bathroom.

Outside, the property benefits from driveway parking and a garage. The beautifully landscaped rear garden is fully enclosed and features a generous patio area, ideal for outdoor dining and summer entertaining. A fully equipped garden office/outbuilding provides a versatile space for home working, hobbies or relaxation.





Ground Floor

First Floor

1 Hode Garth, OX9 3GF

Approximate Gross Internal Area
 Ground Floor = 55.2 sq m / 594 sq ft
 First Floor = 53.9 sq m / 580 sq ft
 Garage / Summer House = 24.8 sq m / 267 sq ft
 Total = 133.9 sq m / 1441 sq ft

Floor Plan produced for Tim Russ & Company by Media Arcade Ltd ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Tim Russ and Company

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