

# 20 CROFT ROAD

THAME, OXFORDSHIRE. OX9 3JF



HAMNETT  
HAYWARD

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**A mature extended three bedroom semi-detached house with off street parking, garage and secluded garden**

20 Croft Road offers a rare opportunity to acquire a spacious three-bedroom semi-detached house situated in a favoured tree-lined residential road within walking distance of the town centre.

Constructed in the 1960s and subsequently extended on the ground floor to offer an entrance porch and hallway with cloakroom. Further accommodation to the ground floor includes a bright and airy 18' sitting room opening into a dining area, with sliding patio doors leading to a large uPVC double-glazed conservatory enjoying views over the beautiful mature rear garden. The kitchen has also been extended to 22' and is fitted with a comprehensive range of floor and wall units complete with integrated appliances, with space for a breakfast table.

On the first floor, the principal bedroom features built-in wardrobes and an en-suite shower room with power shower. The two remaining bedrooms are also good-sized doubles, both benefiting from built-in wardrobes. The family bathroom includes a separate shower cubicle with power shower.

Outside, 20 Croft Road benefits from off-street parking laid to brick pavia providing access to the integral garage, which can also be accessed from the entrance hall. The garage incorporates a useful utility area with sink and plumbing for a washing machine. Pedestrian side access leads to the mature rear garden, which enjoys a secluded south-easterly aspect. The garden is laid mainly to lawn with a patio area and deep, well-stocked borders, and also includes a timber potting shed. A large evergreen tree provides excellent privacy from neighbouring gardens.

AGENTS NOTE: 20 Croft Road is offered for sale with immediate vacant possession.

“LOCATED IN ONE OF THAME’S PREMIER RESIDENTIAL ROADS, 20 CROFT ROAD OFFERS DECEPTIVELY SPACIOUS ACCOMMODATION AND A BEAUTIFUL MATURE SOUTH-EASTERLY FACING GARDEN”



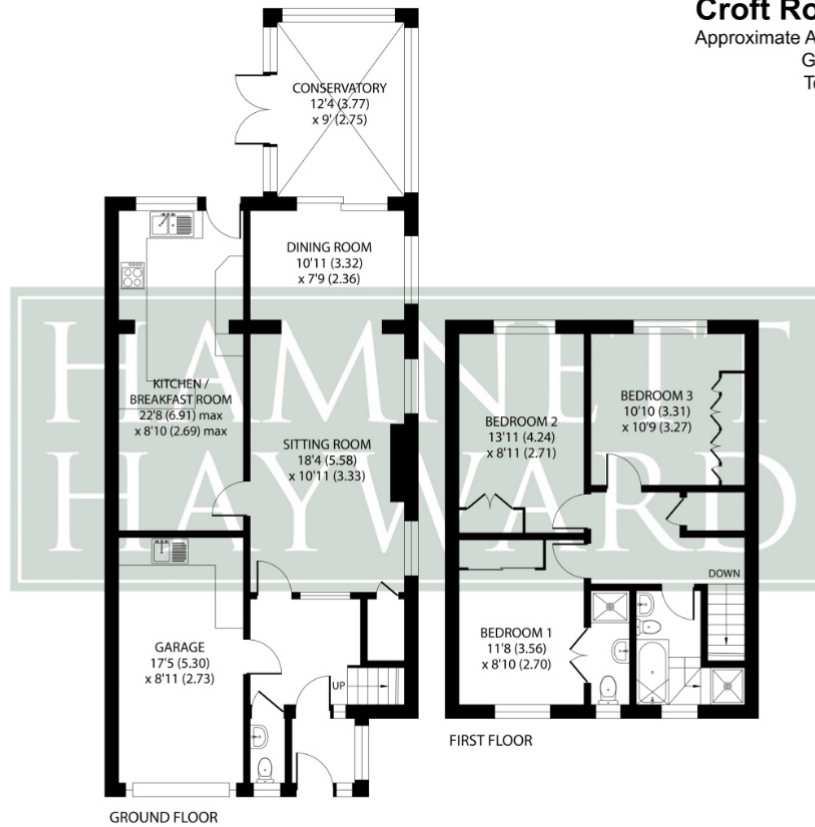
## AT A GLANCE

- A mature semi-detached three bedroom home located in favoured residential road
- Extended to create a spacious ground floor footprint
- Lovely mature garden, off street parking and garage
- Well maintained throughout and offered with immediate vacant possession
- Picturesque market town providing good access to London Marylebone in under 40 minutes



## SUMMARY

- Entrance porch with further inner hallway
- Cloakroom
- 22' Kitchen/Breakfast room
- Double aspect Living room
- Dining room
- uPVC double glazed conservatory
- Principal bedroom with en-suite shower room
- Two further double bedrooms
- Family bathroom with separate shower cubicle
- Integral garage with utility area
- Off street parking
- Mature secluded garden
- One of the town's most highly desirable locations
- Within walking distance of the town centre
- London Marylebone in under 40 minutes from nearby Thame & Haddenham Parkway
- Picturesque market town
- NO UPWARD CHAIN



## Croft Road, Thame, OX9

Approximate Area = 1287 sq ft / 119.6 sq m

Garage = 153 sq ft / 14.2 sq m

Total = 1440 sq ft / 133.8 sq m

For identification only - Not to scale

## 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 as well as bars, public houses and restaurants. A Waitrose and a Sainsbury's supermarket are also located in the centre. 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, all accessible by bus. All church denominations are catered for with a particularly well known Catholic school

## Additional information

**Services:** Mains water, drainage, gas and electricity

**Heating:** Gas fired central heating

**Broadband:** Full fibre (FTTP) supplied by Open Reach

**Energy Rating:** Current D (58) Potential C (70)

**Tenure:** Freehold

**Local Authority:** South Oxfordshire District Council

**Postcode:** OX9 3JF

**Council Tax Band:** D

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Hamnett Hayward Ltd. REF: 1420258

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**Hamnett Hayward**

42 Upper High Street, Thame, Oxfordshire OX9 2DW

Tel: 01844 215371

Email: [thame@hamnetthayward.co.uk](mailto:thame@hamnetthayward.co.uk)