



21 Fords Croft
Thame, Oxfordshire,
OX9 3GE

Guide Price £565,000

RB REASTON BROWN

A Three Bedroom Detached Property With Off Road Parking For Two Cars And A Garage. Situated In A Popular Road Near The Centre Of The Beautiful, Market Town Of Thame.

21 Fords Croft was Built in 2017 by Bellway Homes, this bright and spacious detached family home offers three generous double bedrooms and two modern bathrooms. Tucked away at the end of a quiet cul-de-sac on the edge of town, it enjoys a peaceful and sought-after location, providing the perfect setting for family living.

The entrance hall leads to a spacious living room and a large kitchen/breakfast room, featuring French doors that open onto the private rear garden. The kitchen is well-equipped with a range of eye and base-level units, complemented by built-in AEG appliances. The ground floor also benefits from a convenient cloakroom and under-stair storage.

Upstairs, the principal bedroom features built-in wardrobes and an en-suite shower room, while two further double bedrooms are served by a stylish family bathroom.

Outside, a block-paved driveway provides parking for two to three vehicles, with a garage offering additional storage or the potential for conversion into a home office STPP. The rear garden is laid mainly to lawn with a patio and additional seating area at the side of the house. This home blends modern living with a peaceful location, perfect for family life.

EPC: B Council Tax: E Service Charge: £28 PM Covers a reserve fund for tree & road maintenance, as well as the ongoing maintenance of grassed areas and the playground.

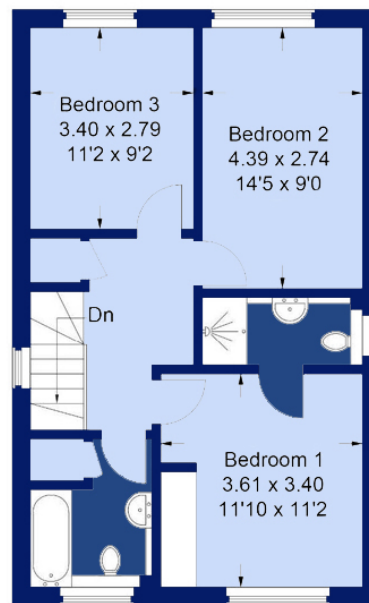
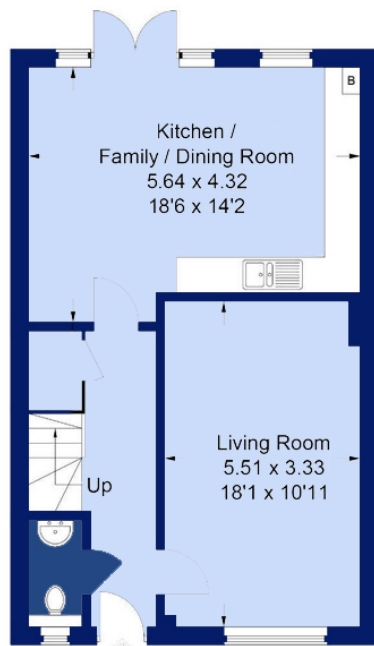
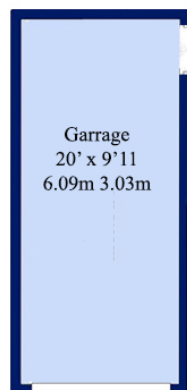
Situation

Thame is vibrant market town situated on the Oxon/Bucks borders, much enjoyed by its inhabitants. There are many independent shops, delicatessens, and a Waitrose. Thame is steeped in history, with beautiful buildings and medieval churches. On the social side it has award winning bars and restaurants, you could have breakfast at Black Goo or a pleasant lunch at the Six Bells and dinner at the Thatch. Thame also has a health centre and a cottage hospital, sports facilities, and excellent schooling, including a Catholic school, Church of England school and the sought after Lord Williams secondary school. There is also access to the grammar schools in Buckinghamshire. London Marylebone can be reached in 34 minutes via Haddenham & Thame Parkway Station and M40 junction 7 for access to London, Birmingham and the Northern Networks is nearby. Thame also has a good bus service to Oxford, Aylesbury, and the neighbouring villages, which have walks, country pubs and beautiful scenery through the Chiltern Hills.

The property comprises the following with all dimensions being approximate only. Please note that Reaston Brown has not tested appliances or systems and no warranty as to condition or suitability is confirmed or implied. Any prospective purchaser is advised to obtain verification from their Surveyor or Solicitor.







Approx. Gross Internal Floor Area 1342 Sq Ft (124.65 Sq M) in Garage
21 Fords Croft, Thame, Oxfordshire, OX9 3GE

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.



Viewing is Strictly by Appointment through Reaston Brown

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