

15 CROFT ROAD

THAME, OXFORDSHIRE. OX9 3JE



HAMNETT
HAYWARD

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A two bedroom duplex apartment set in communal gardens with garage and off street parking

15 Croft Road is a bright and spacious two-bedroom apartment arranged over the second and third floors of the highly regarded Westgate Court development. Occupying a particularly desirable position on one of the town's premier residential streets, the property is just a short walk from the picturesque town centre and its excellent range of amenities.

Built in 1984, Westgate Court comprises just ten individually designed apartments, set within mature and beautifully maintained communal gardens. This particular apartment enjoys well-proportioned accommodation and a number of attractive features, including vaulted ceilings and a wonderful sense of space.

A generous entrance hall provides access to an impressive open-plan living and dining room, featuring a vaulted ceiling and Juliet balcony overlooking the communal gardens. The adjoining kitchen has been fitted with a contemporary range of wall and floor-mounted units, integrated appliances and a useful breakfast bar.

The second double bedroom is located on this floor and benefits from a full-width range of built-in wardrobes. A staircase rises from the entrance hall to the upper floor, where the principal bedroom provides a particularly impressive retreat. Featuring a vaulted ceiling and striking statement window reaching the roof void, this spacious room also benefits from a large wardrobe and access to a useful loft void. The shower room is also on this level and has been upgraded with modern sanitary ware and a large walk-in shower enclosure.

Outside, residents have use of four attractive walled communal gardens, all well maintained and predominantly laid to lawn. The principal rear garden also provides a generous paved terrace, creating an ideal space for sitting and enjoying the peaceful surroundings. To the rear of the development are two blocks of private garages, with number 15 benefiting from its own single garage with power and light. Further parking is available adjacent to the garages.

This is a rare opportunity to acquire one of only ten apartments within Westgate Court. Tucked away in the heart of this picturesque market town, the property combines easy access to the town centre and its many amenities with a peaceful and highly convenient setting within one of the area's most attractive period streets.

“AN IMPRESSIVE TWO BEDROOM APARTMENT WITH GARAGE AND OFF STREET PARKING SET OVER TWO FLOORS, UPDATED TO A VERY HIGH STANDARD THROUGHOUT”



AT A GLANCE

- A unique opportunity to acquire a beautifully presented duplex apartment in prime setting
- Stylish development of just 10 apartments with communal gardens in popular residential road
- Garage and off street parking
- Updated throughout with contemporary kitchen and modern sanitary ware
- Picturesque market town providing good access to London Marylebone (under 40 mins from station)



SUMMARY

- Entrance hall
- Open plan and vaulted living/dining room
- Modern kitchen with integrated appliances
- Principal bedroom with vaulted ceilings and Juliet balcony
- Second double bedroom
- Modern shower room
- Loft storage
- Communal gardens
- Garage
- Additional off street parking
- Modernised throughout including new uPVC windows, kitchen, shower room, decoration and carpets
- Resident controlled management company
- Within a short walk of the popular Phoenix Trail
- London Marylebone in 36 minutes from nearby Thame & Haddenham Parkway
- Within walking distance of the picturesque market town
- Gas fired central heating

Croft Road, Thame, OX9

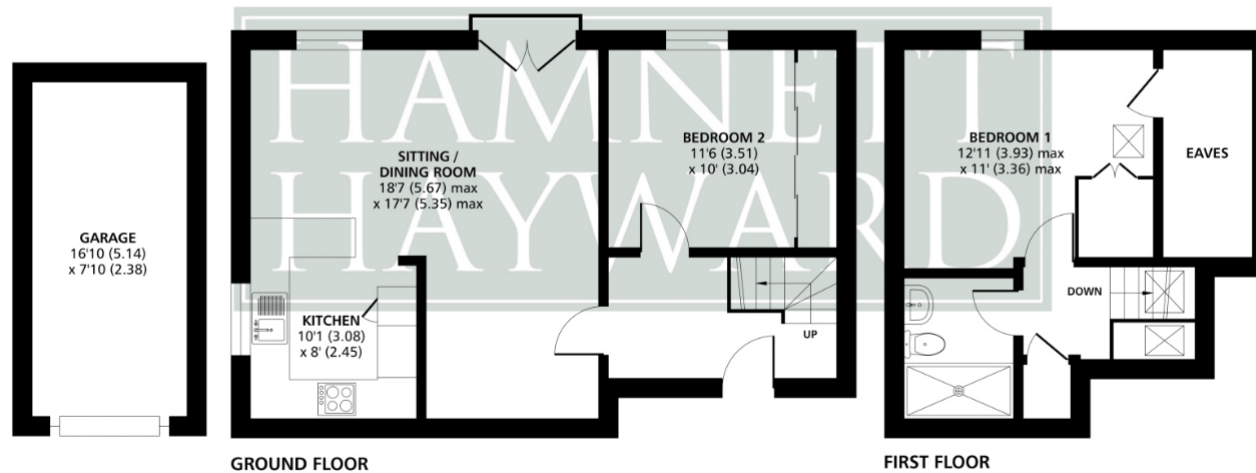
Approximate Area = 748 sq ft / 69.5 sq m

Limited Use Area(s) = 53 sq ft / 4.9 sq m

Garage = 132 sq ft / 12.3 sq m

Total = 933 sq ft / 86.7 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). © nichecom 2026. Produced for Hamnett Hayward Ltd. REF: 1511440

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, Sainsburys and Marks & Spencer Simply Food 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, Gas & Electricity

Heating: Gas fired central heating

Energy Rating: Current C (76) Potential C (77)

Tenure: Leasehold, 999 years from 2026. Each resident is a 10% shareholder in Westgate Court Management Company Ltd (WCMP)

Service charges: £95 PCM Paid to WCMP

Ground rent N/A

Local Authority: South Oxfordshire District Council

Postcode: OX9 3JE

Council Tax Band: C



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