



John Fulkes Avenue, Thame - OX9 3DN

Guide Price £625,000

 **TIM RUSS**
& Company



John Fulkes Avenue

Thame, Oxfordshire

- BEAUTIFULLY PRESENTED FOUR BEDROOM SEMI-DETACHED FAMILY HOME
- SITUATED IN A QUIET, TUCKED AWAY POSITION IN A HIGHLY EXCLUSIVE DEVELOPMENT
- IDEAL ACCESS FOR THE POPULAR PHOENIX TRAIL
- STUNNING OPEN PLAN KITCHEN/DINING SPACE THAT HAS BEEN CLEVERLY EXTENDED, COMPLETE WITH BI-FOLDING DOORS AND A SEPARATE UTILITY SPACE
- CONSTRUCTED IN 2016 BY CROUDACE HOMES
- HUGE LOFT SPACE - POTENTIAL FOR CONVERSION TO ALLOW FURTHER FUTURE FOOTPRINT (STP)
- SPACIOUS BAY FRONTED SITTING ROOM
- GARAGE & OFF STREET PARKING
- TWO BATHROOMS & CLOAKROOM

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



John Fulkes Avenue

Thame, Oxfordshire

Stylish, Spacious & Exceptionally Well-Located

Tucked away in a quiet corner of an exclusive development, this beautifully finished four-bedroom semi-detached home blends contemporary style with everyday practicality — perfect for modern family living.

Built by Croudace Homes in 2016, the home opens with a bright, bay-fronted sitting room that flows effortlessly into a stunning open-plan kitchen/dining space. Thoughtfully extended and flooded with natural light, this is the true heart of the home — complete with sleek bi-folding doors that open onto the garden, creating the ultimate indoor-outdoor living experience. An adjoining utility room, internal access to the garage, and a downstairs cloakroom add further functionality to the ground floor.

Upstairs, four well-proportioned bedrooms provide comfortable accommodation for the whole family. The standout principal suite boasts generous built-in wardrobes and a private en-suite shower room. Three further bedrooms and a stylish family bathroom complete the first floor.

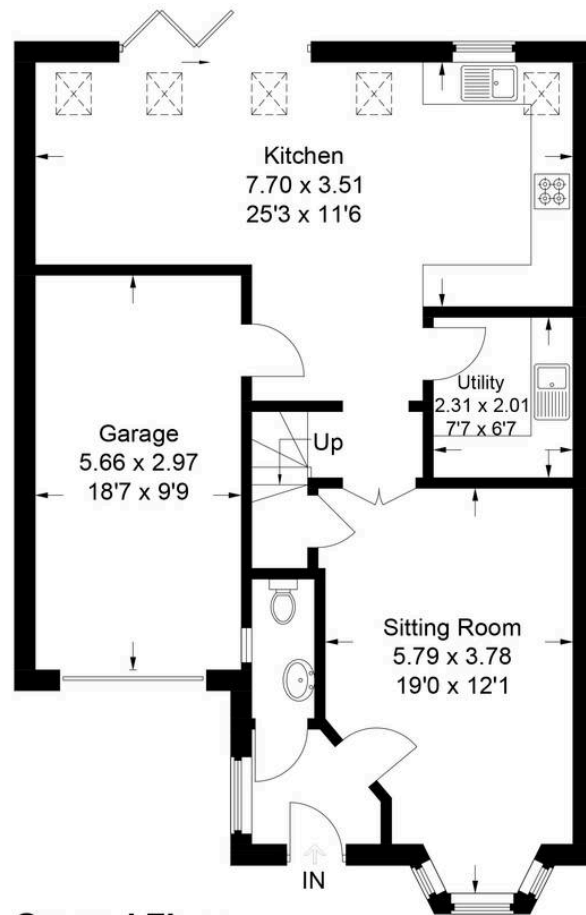
Looking for room to grow? The expansive loft void offers excellent potential for conversion (STP), making this a future-proof choice for evolving needs.

Outside

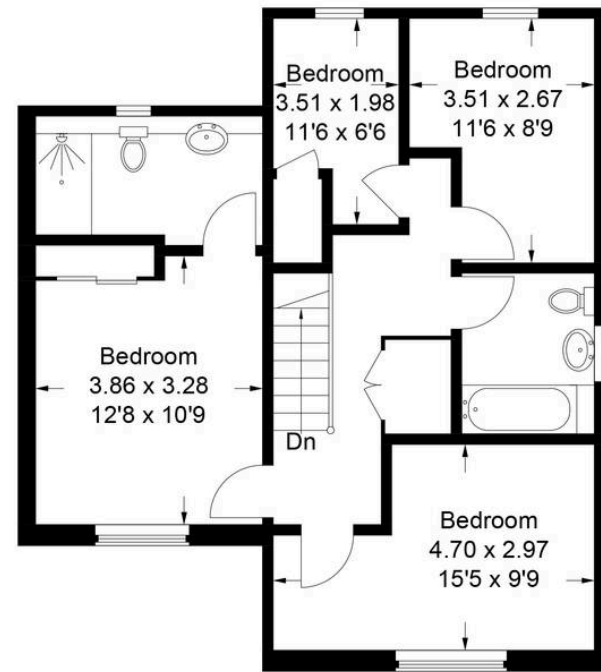
The property offers off-street parking, an integral garage, and a private, westerly-facing rear garden — ideal for evening sun and relaxed entertaining.

Maintenance contributions to the upkeep of the road - £623 P/A for 2025.





Ground Floor



First Floor

8 John Fulkes Avenue

Approximate Gross Internal Area
 Ground Floor (Including Garage) = 80.2 sq m / 863 sq ft
 First Floor = 61.5 sq m / 662 sq ft
 Total = 141.7 sq m / 1,525 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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