



The Swallows, Ford - HP17 8XJ

Guide Price £945,000

 **TIM RUSS**  
& Company



## The Swallows

Ford, BUCKINGHAMSHIRE

- A MASTERPIECE OF DESIGN AND CREATIVITY IN A RURAL VILLAGE LOCATON
- STUNNING KITCHEN/LIVING/DINING SPACE
- THREE BEDROOMS, THREE BATHROOMS
- UNDERFLOOR HEATING VIA AIR SOURCE BOTH GROUND & FIRST FLOOR
- STUDY/BEDROOM FOUR
- BEAUTIFUL LANDSCAPED OUTSIDE SPACE
- DRIVEWAY PARKING FOR SEVERAL MOTOR VEHICLES
- NO ONWARD CHAIN
- GRAMMAR SCHOOL CATCHMENT. AND FOR THE LITTLE ONES CUDDINGTON AND DINTON



# The Swallows

Ford, BUCKINGHAMSHIRE

An outstanding opportunity to acquire a contemporary, move-in-ready home set within a peaceful rural village. Designed for modern living, the property centres around an impressive open-plan kitchen, living, and dining space, flooded with natural light and ideal for both entertaining and family life.

The accommodation includes three generous bedrooms and three modern bathrooms, with a luxurious principal suite and two further double bedrooms. A flexible study provides the option of a fourth bedroom or home office. Underfloor heating throughout both floors, powered by an energy-efficient air source heat pump, ensures year-round comfort, while ample storage and a welcoming entrance hall add everyday practicality. Offered with no onward chain, this home is ready for immediate occupation.

Externally, the landscaped gardens offer an excellent balance of space, privacy, and low maintenance, with a generous lawn and terrace ideal for outdoor dining and entertaining. A private driveway provides parking for multiple vehicles, and the secure setting is perfect for families and pet owners. Conveniently located for village amenities which includes a top draw village pub and countryside walks, this property delivers space, style, and lifestyle in equal measure.

Council Tax band: G Tenure: Freehold

EPC Energy Efficiency Rating: B





### The Swallows, HP17 8XJ

Approximate Gross Internal Area  
 Ground Floor = 102.6 sq m / 1104 sq ft  
 First Floor = 80.3 sq m / 864 sq ft  
 Total = 182.9 sq m / 1968 sq ft

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