

THE LODGE

1 ELMS ROAD, THAME, OXFORDSHIRE. OX9 2DX



HAMNETT
HAYWARD

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A unique opportunity to acquire a 1930's detached home, enjoying a prime position tucked away behind the picturesque town centre.

The Lodge is the most wonderful detached home, tucked away behind the town centre yet offering a quiet and secluded position. Originally constructed during the 1930's as a lodge house to The Elms, the property has been extended in more recent years to provide spacious, characterful and well presented accommodation. This unique home offers an unrivalled position within the town, just a short walk from the many shops on offer and close to the popular Phoenix Trail, Elms Park and John Hampden school. Thame is also ideally positioned for access to the M40 and Haddenham & Thame Parkway for a comprehensive service into London Marylebone (under 40 mins).

Internally an entrance hall provides access to the sitting room, kitchen and further access to the bedroom and shower room accommodation. Of particular note is the spacious sitting room. Extended in the 1970's, this room has a lovely bay window and is flooded with morning sunshine. The sitting room opens to the dining room which in turn opens to the conservatory and kitchen. The kitchen is fitted with a comprehensive range of base and eye level cupboard and drawer units, with working surfaces. Fitted appliances include a Neff electric oven and gas hob with further space and plumbing for a dishwasher. A separate utility room, accessed from the house, is located to the rear of the garage and overlooks the rear garden with a further personnel door opening to the garden. The bedroom accommodation is ideally positioned to the opposite side of the living accommodation and is served by a shower room. The two double bedrooms have wardrobes and enjoy an outlook to either the front or rear garden.

Outside, the property is approached through a timber five bar gate opening to a block paved driveway offering off street parking. Gated access to the rear is available at the side. The rear garden is well established and offers a private 'South-Westerly' aspect. The garden is completely enclosed and laid predominantly to lawn with a mixture of well stocked flower and shrub beds. A terrace has been laid with Indian stone providing an ideal area for entertaining.

An internal inspection is highly recommended to appreciate this unique property enjoying a beautiful garden, all within a picturesque market town within close proximity of Oxford & London.

“FORMERLY THE LODGE HOUSE TO ONE OF THE TOWN’S MOST ICONIC HOMES, THIS SINGLE STOREY PROPERTY IS IDEALLY SITUATED, TUCKED AWAY WITHIN A SHORT WALK OF THE HISTORIC TOWN CENTRE”



AT A GLANCE

- A unique 1930's home enjoying well presented accommodation extending to 1,213 sq.ft
- Truly outstanding position tucked away behind the town centre with access to the many shops
- Manicured rear gardens offering a good degree of privacy and a sunny 'South-Westerly' aspect
- Off street parking and garage
- Picturesque market town providing good access to London Marylebone (under 40 mins from station)



SUMMARY

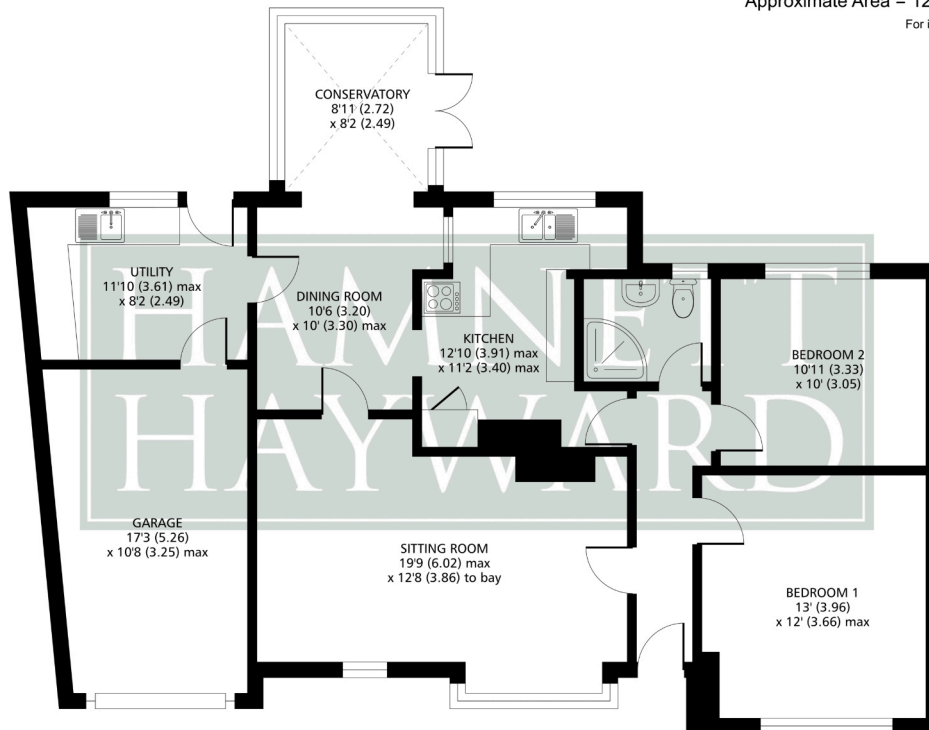
- Entrance hall
- 19' sitting room with fireplace housing living flame gas fire
- Kitchen/breakfast room opening to;
- Dining room
- Conservatory
- Utility room
- Two double bedrooms
- Shower room
- Off street parking
- 17' garage
- Enclosed rear gardens offering an excellent degree of privacy
- Wonderfully positioned within a short walk of the picturesque High Street and the many independent shops and cafes
- Just a short stroll to the highly regarded John Hampden primary school
- London Marylebone in 36 minutes from nearby Thame & Haddenham Parkway
- Historic market town
- Vacant possession with no onward chain



Elms Road, Thame, OX9

Approximate Area = 1213 sq ft / 112.6 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Hamnett Hayward Ltd. REF: 1078453

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 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 to radiators. Modern Glow-worm boiler installed in 2022

Energy Rating: Current D (68) Potential B (82)

Tenure: Freehold

Local Authority: South Oxfordshire District Council

Postcode: OX9 2DX

Council Tax Band: C

GUIDE PRICE £585,000

**HAMNETT
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