



LAVINGTON HOUSE
SCOTSGROVE NR THAME OXFORDSHIRE

TIM RUSS
& COMPANY



LAVINGTON HOUSE SCOTSGROVE NR THAME OXFORDSHIRE

WHAT A GREAT PACKAGE. STABLES,
PADDOCKS AND A FOUR BEDROOM
FORMER FARM ESTATE COTTAGE
LOCATED JUST OUTSIDE OF THAME

GUIDE PRICE £925,000



The Property

A rare opportunity to purchase a great package. Family home with stables and paddocks with field shelters. The house we believe was once an estate workers farm cottage and now offers flexible and spacious accommodation.

The entrance hall allows access to the beautifully fitted kitchen/breakfast room which has recently been completed offering an extensive range of shaker style units with complimentary worktops. The sitting room is of a great size and has an attractive fireplace with inset wood burning stove. The conservatory is placed at the back of the property and enjoys views of the garden and stables beyond. There is also a family room/study, utility room and a downstairs cloakroom

To the first floor are four generous bedrooms three of which are doubles and a family bathroom.

This concludes the internal accommodation.

The Attic Space

Although not converted, is ready to go and even has Velux windows in place and is currently accessed from the landing via a loft ladder.

Outside

Driveway parking for several motor vehicles will be found to the front and side of the property which in turn leads to a garage with workshop and thereafter the stable block of

three units. There is a large area of lawn interspersed with specimen trees and flower borders.

The paddocks and wooded areas are located to the front of the property. There are further field shelters within the paddocks.

Location

Scotsgrove is situated just one mile from the bustling market town of Thame, a vibrant community with one of the most attractive high streets in the area. The town provides an excellent range of amenities including a large Waitrose superstore as well as individual high street shops, cafés and restaurants. There is also a weekly market and regular farmers' market. In addition to its day-to-day facilities Thame hosts various events throughout the year, such as its popular food and literary festivals and the Thame Show.

For commuters, Chiltern Railways operates a regular mainline service from Haddenham & Thame Parkway to London Marylebone, with journey times from 38 minutes. The M40 is approximately five miles away providing excellent access to London Heathrow, Birmingham airport and the national motorway network.

There is a wide choice of schooling in the surrounding area offering both state and private educational options. These include Ashfold and Swanbourne Preparatory Schools, Aylesbury Grammar School and Aylesbury High School, Lord Williams's School and further afield the

renowned Oxford schools

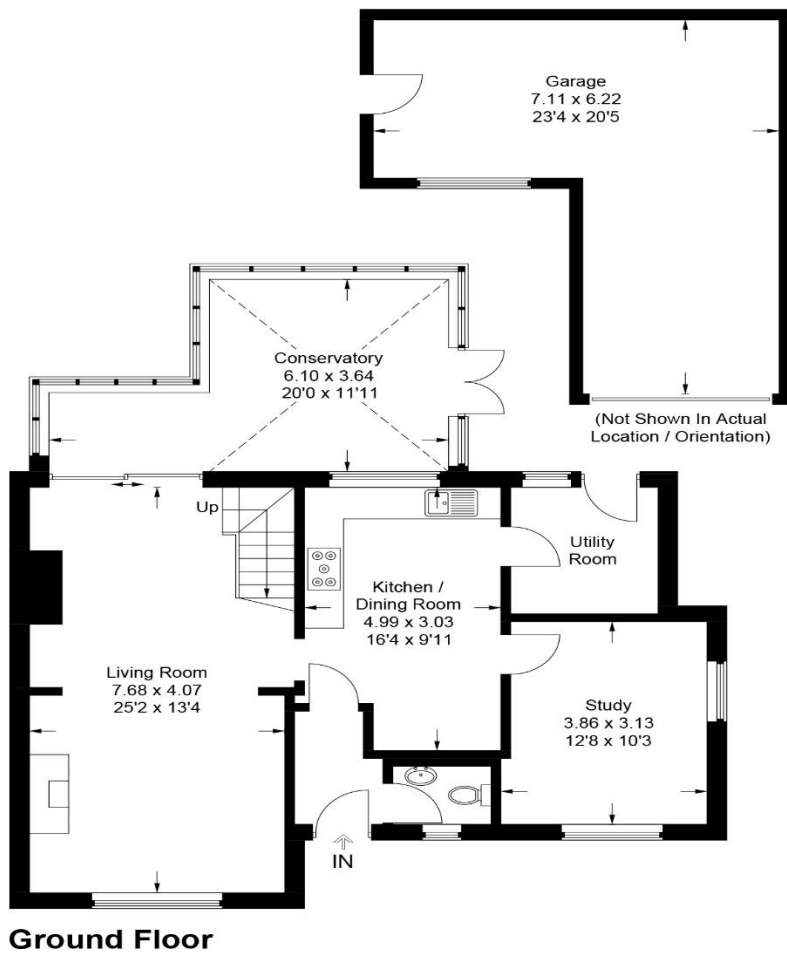
Post code for SatNav: OX9 3RY

Additional Information

- **Council Tax Band - E**
- **EPC Rating – C**
- **Services** – Mains electricity, water, drainage and gas fired central heating
- **Local Authority** – Buckinghamshire County Council
- **Tenure - FREEHOLD**

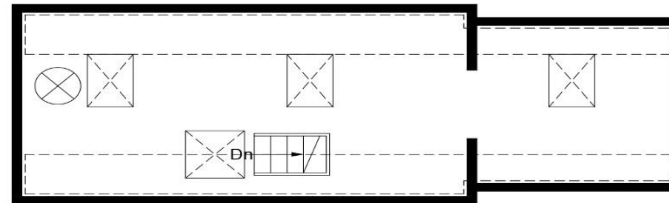
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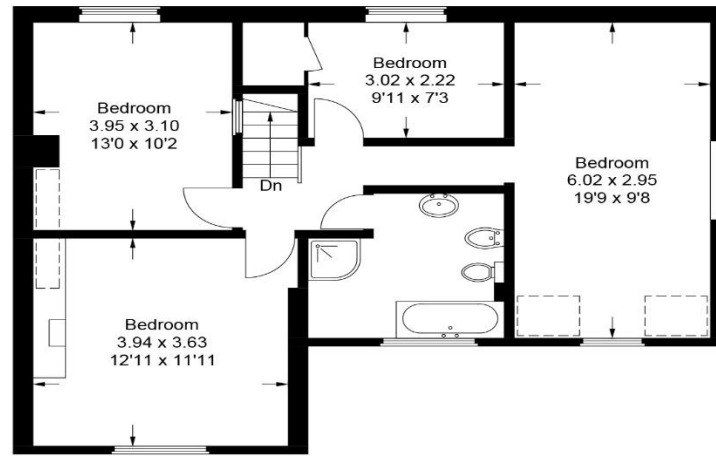


Ground Floor

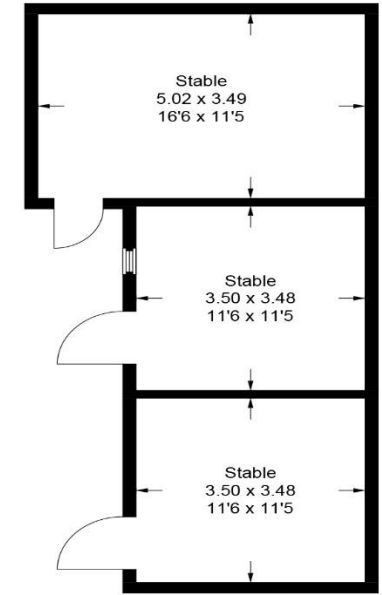
☒ = Reduced headroom below 1.5m / 5'0



Loft



First Floor



(Not Shown In Actual Location / Orientation)

Lavington House, 9 Scotsgrove Cottages

Approximate Gross Internal Area (Excluding Loft)

Ground Floor = 88.7 sq m / 955 sq ft

First Floor = 70.1 sq m / 754 sq ft

Garage / Outbuilding = 73.9 sq m / 795 sq ft

Total = 232.7 sq m / 2,504 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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112 High Street, Thame, Oxon OX9 3DZ

T: 01844 217722

E: thame@timruss.co.uk

www.timruss.co.uk

