

38 LUDSDEN GROVE

THAME, OXFORDSHIRE. OX9 3BZ



HAMNETT
HAYWARD

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A substantial four bedroom chalet bungalow with large mature garden, garage and extensive off street parking.

38 Ludsden Grove is an outstanding example of a mature bungalow that has been imaginatively extended and remodelled to now offer over 2000 sqft of bright and airy living space with a beautiful mature garden all set within walking distance of the town centre.

In 2012 the current owners commissioned a substantial two storey extension which has totally transformed the living space focusing around a stunning open plan 33' kitchen/sitting/dining area which has almost full width bi-fold doors that open onto the beautiful gardens. The kitchen has been fitted with a modern range of storage units with large central island, integrated Smeg appliances, dishwasher and American style fridge freezer. Just beyond, the garden room has been constructed with an impressive vaulted ceiling and features a glazed atrium overlooking the rear garden with further french doors opening onto the terrace. To complete the scene this beautiful room includes a contemporary log burner.

Bedroom accommodation is set out over two floors with two double bedrooms on the ground floor served by a modern bathroom suite complete with separate shower cubicle. On the first floor the property now features an impressive 19' principle bedroom suite with large dressing area and en-suite shower room, generous second double bedroom and a large split level landing that would make a perfect study/office area.

Outside 38 Ludsden Grove is approached by a large paved driveway with parking for a number of vehicles which in turn provides access to a 28' tandem length garage currently split to accommodate a utility room with access to the kitchen. The gardens to the rear are a particular feature of the property being beautifully landscaped and offering a good degree of seclusion. Directly behind the house is a large split level terrace with beautiful mature magnolia tree and well stocked borders. The remaining gardens are laid predominantly to lawn with an attractive half enclosed outbuilding and further terrace at the top of the garden.

“AN OUTSTANDING TRANSFORMATION OF A MODEST BUNGALOW INTO A SUBSTANTIAL CONTEMPORARY OPEN PLAN FAMILY HOME JUST A SHORT WALK FROM THE HISTORIC TOWN CENTRE”



AT A GLANCE

- Extended chalet-bungalow offering substantial accommodation totalling over 2000 sqft
- Stunning 33' open plan kitchen/sitting/dining room and vaulted garden room
- Flexible accommodation with four double bedrooms set over two floors
- Beautiful mature landscaped garden offering a good degree of seclusion
- Located within walking distance of the town centre



SUMMARY

- Storm porch
- Part glazed entrance hall
- Cloakroom
- Open plan kitchen/living/dining room with bi-fold doors directly onto the rear garden
- Vaulted garden room
- Two double ground floor bedrooms
- Ground floor bathroom with separate shower
- Large split level landing ideal for home office/study
- 19' Principle bedroom with en-suite shower room and dressing area
- Second first floor double bedroom
- 28' Utility/garage
- Extensive off street parking
- Landscaped mature garden offering a good degree of seclusion.
- Attractive half enclosed garden outbuilding
- Remodelled and extended in 2012 to a very high standard
- London Marylebone in under 40 minutes from nearby Thame & Haddenham Parkway
- Picturesque market town



Ludsen Grove, Thame, OX9

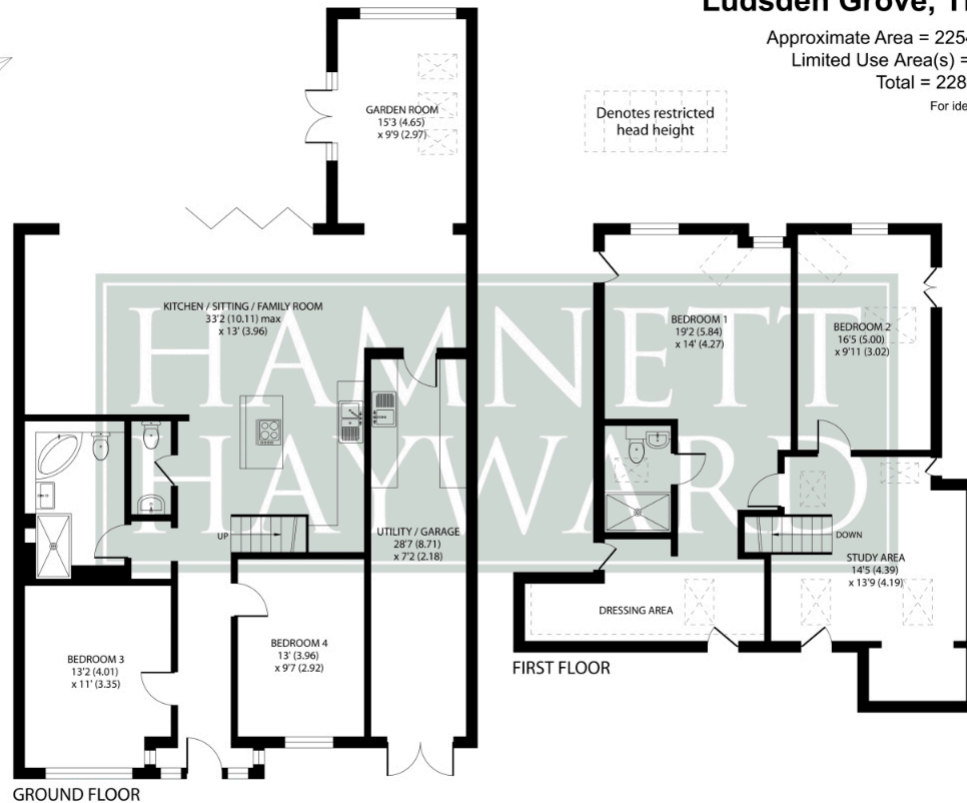
Approximate Area = 2254 sq ft / 209.4 sq m

Limited Use Area(s) = 26 sq ft / 2.4 sq m

Total = 2280 sq ft / 211.8 sq m

For identification only - Not to scale

Denotes restricted head height



GROUND FLOOR

FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2024. Produced for Hamnett Hayward Ltd. REF: 1167343

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 and a Sainsbury's 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 and electricity

Heating: Gas fired central heating

Energy Rating: Current C (77) Potential B (82)

Tenure: Freehold

Local Authority: South Oxfordshire District Council

Postcode: OX9 3BZ

Council Tax Band: C

GUIDE PRICE £750,000



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