Scotsgrove Lodge

SCOTSGROVE • THAME • BUCKINGHAMSHIRE

REASTON BROWN

Scotsgrove Lodge

Scotsgrove, Nr Thame

A Beautifully Refurbished Four Bedroom Historic Coach House

Kitchen and Dining Room

Garden Room / Utility Room

Four Bedrooms • Family Bathroom

Ground Floor Bedroom • Shower Room

Sitting Room • Family Room

Dining Room

Outside

Set Within Grounds Of Approximately 1.25 Acres

Terrace • Covered Entertainment Area

Outhouses • Garage

Off Street Parking For Multiple Cars

Approximately 3,109 sq ft / 288.9 sq m, including the garage

Haddenham & Thame Parkway Station 1 miles
(Mainline Service to London Marylebone, Fastest Train approx. 37 minutes)
Heathrow 40 miles
Oxford 15 miles
Central London 45 miles
(All distances and times approximate)

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text

PUNK IPA

A Historic Coach House with Contemporary Country House Comfort

An exceptional former coach house, believed to date from the eighteenth century, set within gardens of just over an acre within the grounds of Scotsgrove House, approximately one mile from beautiful historic Thame.

The kitchen and dining room is a striking space, defined by its impressive ceiling height and abundant natural light. Large south facing windows draw the garden into view, while the proportions allow cooking and dining to sit comfortably together. Sleek white cabinetry is paired with beech and stainless steel worktops, a white AGA and integrated appliances. There is a sense of openness that makes this room particularly suited to everyday family life and entertaining, with its considered modern finish sitting easily within the character of the former coach house.

Adjoining the kitchen, the exceptionally generous utility room is currently used as a bar and sociable space for entertaining. It opens onto a covered area and courtyard, creating an easy flow between indoors and out. The room retains the flexibility to serve as a traditional utility room or garden room, according to the needs of its next owners. Its position beside the kitchen makes it a natural extension of the main living space, while offering plenty of room for gatherings without interrupting the more relaxed atmosphere of the kitchen and dining room.

The well planned ground floor offers a pleasing balance of sociable and quieter spaces. The sitting room leads through to the family room, while the kitchen and dining room forms a natural centre to the house.

The family room is a charming retreat off the hallway, with solid wood flooring and a comfortable place to gather. Beyond it, exposed beams lend character to the elegant sitting room, where a handsome fireplace with a wood-burning stove creates an inviting place to relax throughout the year.

A door from the sitting room leads to a separate area with its own front entrance, offering flexibility for guests or multigenerational living. The entrance opens into a corridor serving a light-filled bedroom, where an ornate fireplace provides a striking focal point, and a contemporary shower room with a walk-in shower and natural light.

The light-filled Family Room is currently used for exercise and relaxation, but could equally serve as a private sitting room, with potential to incorporate a kitchen area. Alongside the bedroom and shower room, it offers guests or extended family greater independence while remaining connected to the main house. Any conversion to self-contained accommodation would be subject to the necessary consents.

On the first floor, the bedrooms are arranged away from the principal living spaces below, creating a sense of privacy while retaining the warmth and individual character of the house.

The generous principal bedroom has wide wooden floorboards, exposed beams and a roof window that brings natural light into the room. It opens into a spacious adjoining area where the timber framing is especially striking. Currently used as a study, this characterful space could equally become a dressing room with fitted wardrobes or a private sitting area.

Two further bedrooms occupy the first floor, one arranged as a double and the other as a twin. Together with the fourth bedroom downstairs, they offer practical options for family and visiting guests, while the practical separation between floors allows the accommodation to respond comfortably to changing needs.

The first-floor bathroom combines the character of exposed beams and painted floorboards with a bath set beneath the beamed ceiling. A roof window fills the room with natural light, while a vanity unit provides useful storage.

This distinctive home balances its original character with contemporary comfort, offering generous rooms and a wonderfully peaceful garden setting.

Set in just over an acre, the grounds are mainly laid to lawn and interspersed with mature trees. Their scale and established planting create an appealing sense of space around the house.

A generous terrace lies in front of the house, offering space to sit and enjoy the garden. A mature herbaceous border adds colour and interest across the seasons and gives the setting an established feel.

A separate area of the grounds lends itself to a delightful garden kitchen. The covered courtyard offers another place to enjoy the garden, with exposed timbers, a tiled floor and ample room for outdoor dining. Providing sheltered setting for entertaining through much of the year.

A range of outbuildings adds useful storage for garden equipment and outdoor furniture, helping to keep the grounds organised

A long gravel driveway leads to a broad parking area and gives the house a particularly attractive sense of arrival. The approach places the former coach house comfortably within its generous garden setting.

The garage is reached from the south side of the property, where a shared courtyard also provides access to additional private parking spaces.

The grounds provide a lovely setting in which to enjoy the outdoors, with space for gardening, entertaining and simply spending time outside. The terrace, mature trees and garden kitchen each offer a different way to make the most of this wonderfully generous plot.

Scotsgrove, near Thame, Oxfordshire

Thame is a vibrant market town on the Oxfordshire–Buckinghamshire border, known for its rich history, strong community, and excellent amenities. With charming period buildings, medieval churches, and a bustling market square, it offers a blend of heritage and modern living.

Schools: Thame offers excellent educational options, including Lord Williams's School and a choice of primary schools, which children at Scotsgrove Lodge may also be eligible to attend, subject to admissions criteria. Other nearby options include Haddenham St Mary's Primary School, Princes Risborough School and Aylesbury Grammar School. Independent schools include Magdalen College School and Abingdon School, offering families a wide range of educational opportunities.

Walking & Riding: Thame is surrounded by beautiful countryside, with a range of scenic walking and cycling routes, including the popular Phoenix Trail, which offers a stunning path for both cyclists and walkers. The town is perfect for outdoor enthusiasts, with bridleways ideal for horse riding. Thame also boasts a lively sports community, with local clubs for various activities. Golfers can enjoy nearby courses like The Oxfordshire Golf Club, offering excellent facilities for all skill levels.

Shopping: Thame offers a great selection of local amenities, including independent shops, boutiques, and a Waitrose for everyday essentials. The town is also home to artisan delicatessens and cafés, making it a delightful place to shop and explore. For a wider range of retail options, nearby Oxford offers diverse high-street and designer shops, while Bicester Village is just a short drive away, providing a premier destination for luxury outlet shopping.

Travel: Thame is well-connected, with easy access to Oxford via the A418 and M40. Haddenham & Thame Parkway offers regular rail services to London Marylebone, making commuting convenient. The town's location provides excellent links to both city and countryside destinations. The x20 Bus servicing Oxford , Thame, Haddenham parkway & Aylesbury stop at the entrances to Scotsgrove Estate.

Directions:

Scotsgrove Lodge
Scotsgrove,
Thame
Buckinghamshire
OX9 3RX

EPC :- D

Council Tax Band :- G (Bucks CC)

Freehold

Private Shared Drainage,
Mains Water (supplied by neighboring Farm)
Mains Gas.

Fixtures and Fittings

Only those mentioned in these sales particulars are included in the sale.
The Sale is to include all fitted carpets

Local Authority

Buckinghamshire CC

Approx. Gross Internal Floor Area 3109 Sq Ft / 288.9 Sq M (Inc Garage) (not inc Court Yard, Covered Entertainment Area, Study Area Or Loft)
Scotsgrove Lodge, Scotsrrove, Thame, Buckinghamshire, OX9 3RX

All measurements of walls, doors, windows and fitting and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

REASTON BROWN

The property comprises the following with all dimensions being approximate only. Images may occasionally be digitally enhanced for presentation purposes, including the removal of personal items or the addition of furniture. Please note that Reaston Brown has not tested appliances or systems and no warranty as to condition or suitability is confirmed or implied. Any prospective purchaser is advised to obtain verification from their Surveyor or Solicitor.

REASTON BROWN

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