

# 11 YEATS LODGE

THAME, OXFORDSHIRE. OX9 3LY



HAMNETT  
HAYWARD

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**A generous two bedroom ground floor apartment with access to landscaped communal gardens, owners lounge and on-site lodge manager**

At nearly 1000 SqFt of living space, 11 Yeates Lodge is one of the largest two bedroom apartments within this highly sought after Churchill retirement development with accommodation including a large reception hall, an elegant 19' sitting/dining room with two large bay windows offering beautiful views towards the cricket field and church, a contemporary fitted kitchen with integrated appliances, spacious principal bedroom with a walk-in wardrobe and en-suite shower room, a large second bedroom which could also be used as a reception room and a well appointed bathroom with shower above the bath.

Yeats Lodge is a stylish development of 41 one and two-bedroom retirement apartments constructed in 2020 perfectly situated near everything you need for a fulfilling retirement. Enjoy a social and communal lifestyle with beautifully landscaped gardens maintained for your relaxation. There is also the owners communal lounge, complete with a coffee bar, making it a popular spot for entertaining, participating in Lodge Manager-organised activities or simply unwinding with a book. Throughout the year, it hosts a variety of events like cheese and wine evenings and keep fit classes.

The development also includes a fully furnished guest suite which offers a comfortable space for family and friends visiting, while a lift to all floors ensures convenience. Connected to a 24-hour support system, emergencies are met with direct contact to the lodge manager or a call-centre support team. Standard features include a camera entry system for peace of mind, intruder alarms and fire alarms throughout the Lodge and a Lodge Manager on hand to assist with any other needs.

**"A SPACIOUS MODERN RETIREMENT APARTMENT CENTRALLY LOCATED IN THE TOWN WITH OUTSTANDING VIEWS TOWARDS THE CRICKET FIELD AND ST MARY'S CHURCH"**



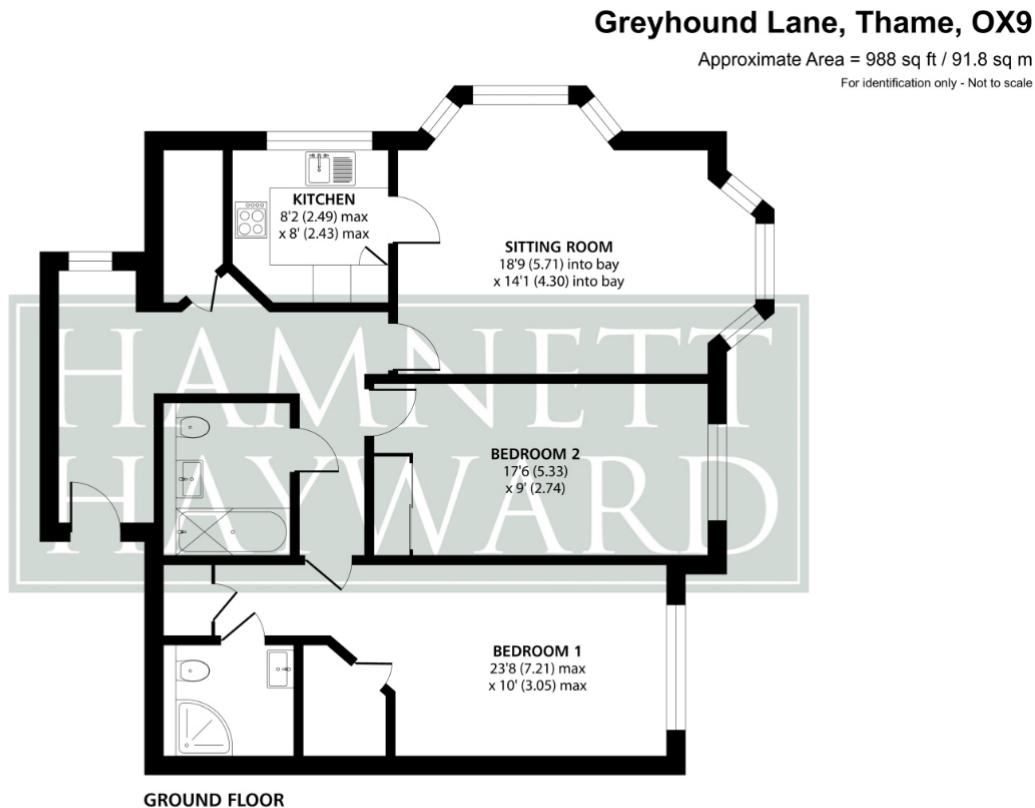
## AT A GLANCE

- Flagship two bedroom ground floor apartment in prime position with beautiful views
- Almost 1000 SqFt of modern living space with retirement in mind
- Central town location with private parking facility and easy access to the picturesque High Street
- Constructed by Churchill Retirement Homes in 2020
- Use of communal landscaped gardens, residents lounge and access to lodge manager



## SUMMARY

- Secure communal entrance
- Large reception hall
- Living/dining room with two bay windows
- Principal bedroom with en-suite shower room and dressing room
- Second double bedroom/reception
- Bathroom with shower
- Extensive storage
- Use of beautiful residents lounge
- Guest suite for visitors
- Walled communal landscaped gardens
- 24 Hour support system
- Lodge manager onsite 9am to 5pm weekdays
- Private parking facility
- Ground source heating and hot water included in service charge
- NO UPWARD CHAIN



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Hamnett Hayward Ltd. REF: 1398134

## 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, electricity and drainage

**Heating:** Ground source heating to radiators (Included within management charge)

**Current maintenance charge\*:** £5000.38 PA (Two instalments)

**Ground rent:** £625 PA (Review period every 10 years)

**Energy Rating:** Current B (83) Potential B (83)

**Tenure:** Leasehold (999 years from December 2020)

**Local Authority:** South Oxfordshire District Council

**Postcode:** OX9 3LY

**Council Tax Band:** D

\*Maintenance charge includes: Lodge manager costs/emergency alarm system/communal areas (incl lounge, lift & gardens)/buildings insurance/contribution to redecorations fund/guest suite/water/ground source heating