

20 YEARS LODGE

THAME, OXFORDSHIRE. OX9 3LY



HAMNETT
HAYWARD

20 YEATS LODGE

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An immaculate one bedroom ground floor apartment with access to landscaped communal gardens, owners lounge and on-site lodge manager

20 Yeates Lodge is a lovely first floor one bedroom apartment with lift access forming part of this highly sought after Churchill retirement development. Accommodation includes a reception hall, a bright and airy 19' sitting/dining room with double doors and Juliet balcony, contemporary fitted kitchen with integrated appliances and a spacious 18' bedroom with large wardrobe served by a well appointed shower room. Formally a show flat, the furniture, fixtures and fittings are also available under separate negotiation

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 PURPOSE BUILT ONE BEDROOM MODERN RETIREMENT APARTMENT CENTRALLY LOCATED IN THE TOWN”



AT A GLANCE

- Purpose built one bedroom first floor retirement apartment with lift access
- 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

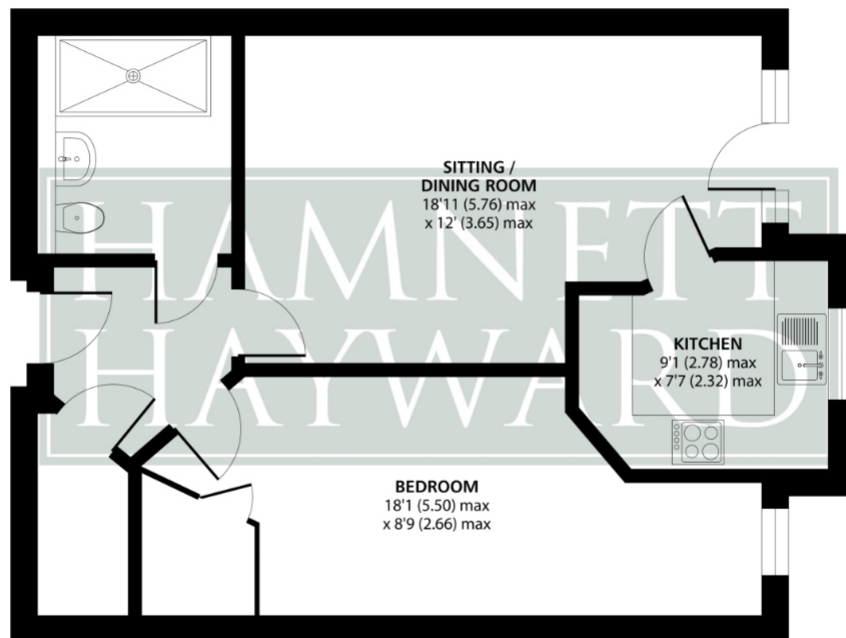
- Secure communal entrance
- Reception hall
- 19' Living/dining room with Juliet balcony
- 18' bedroom with large wardrobe
- Shower room
- Option to buy furniture
- Use of beautiful residents lounge
- Guest suite for visitors
- Walled communal landscaped gardens
- 24 Hour support system
- Lodge manager onsite 9am to 5pm weekdays
- Private parking facility
- Ground source heating and hot water included in service charge
- NO UPWARD CHAIN



Greyhound Lane, Thame, OX9

Approximate Area = 576 sq ft / 53.5 sq m

For identification only - Not to scale



GROUND FLOOR

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: 1410370

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*: £3258.48PA (Two instalments)

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

Energy Rating: Current B (85) Potential B (85)

Tenure: Leasehold (999 years from December 2020)

Local Authority: South Oxfordshire District Council

Postcode: OX9 3LY

Council Tax Band: B

*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



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