

26 LUDSDEN ROAD

THAME, OXFORDSHIRE, OX9 3BZ



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A beautifully presented and recently extended and remodelled, three double bedroom semi detached bungalow on this highly sought after road and within walking distance of the High Street. This is a great family home that offers flexible living.

This home has undergone extensive renovation work by the current owners, and is now presented to the market in excellent condition throughout. The double fronted bungalow is situated in a large corner plot and has off road parking for up to 7 cars. Internally, the living space is at the back of the property (reached via 3 stairs) and has a large, open plan kitchen/diner/sitting room with log burner and bifold doors onto the garden. The kitchen is navy with rose gold fittings and there is a wide range of base and floor units as well as a breakfast bar. The large garden is well established and is a real highlight with a large patio area and vegetable patch. The property has generous accommodation with three double bedrooms, the master has an en-suite shower room as well as a TV built into the wardrobes. There is also a family bathroom with rainforest shower over the bath.

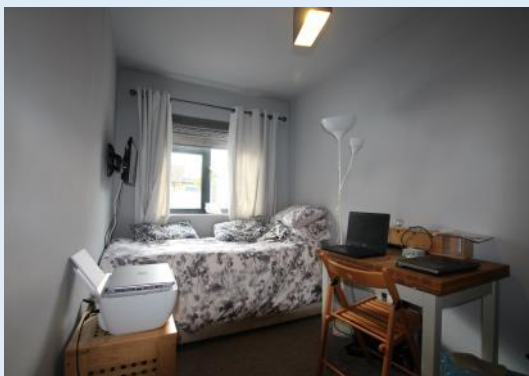
Our clients say “this is a fantastic house on a generous plot that we have enjoyed living in—the open plan living space is really lovely and it is great to watch the seasons change throughout the year— from sitting around the log burner on a cold day to feeling the breeze on a hot summers day, we shall be sad to leave”

‘A SPACIOUS AND BEAUTIFULLY PRESENTED FAMILY HOME’



IN BRIEF

- Three double bedrooms
- Large open plan living space with bi-fold doors overlooking the garden
- Bathroom & ensuite shower room
- Ideally situated for Thame High Street



OVERVIEW

- Completely renovated by our clients
- Great family home with flexible living
- Large and landscaped garden
- High specification and upgrade throughout
- Fantastic living space overlooking the garden
- Three double bedrooms
- Master bedroom with en-suite
- Driveway parking for several cars
- Idyllic location yet close to all amenities
- Log Burner

GUIDE PRICE: £550,000 FREEHOLD

SUPPLEMENTARY INFORMATION

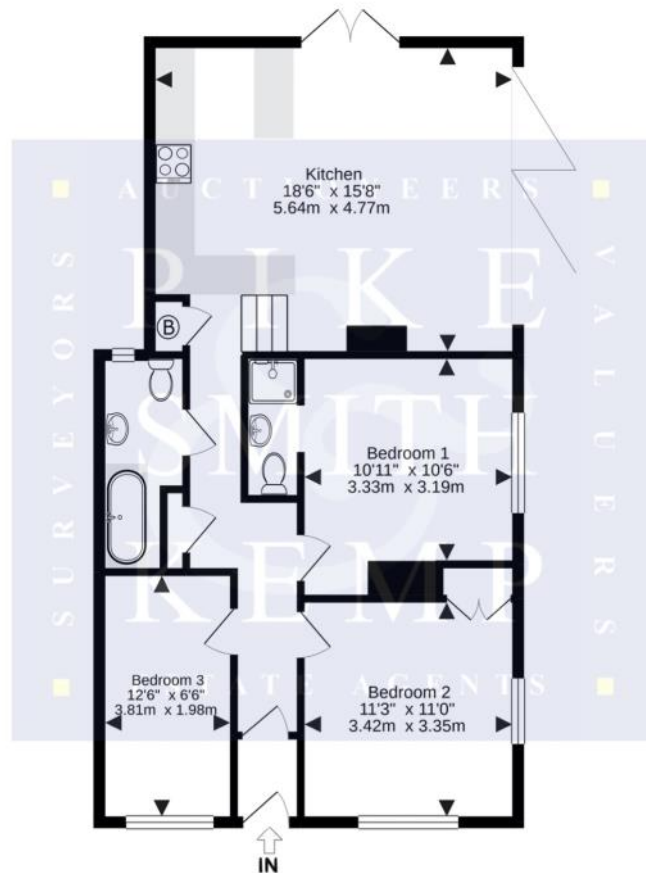
Services: Mains gas, electricity, drainage and water

Heating: Gas central heating to radiators

Energy Efficiency Rating: Current C (69) Potential B (85)

Local Authority: South Oxfordshire District Council

Council Tax: TBC



The approximate total area for the elements of the property represented on the floorplan is 72 SqM (772 Sq.Ft)

26 Ludsen Grove, Thame, Oxfordshire, OX9 3BZ

This floor plan provided by Expert Survey Solutions Ltd is for indicative guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. Details shown on this floorplan including all measurements, areas and proportions cannot be guaranteed by either the provider or marketing estate/letting agency and should not be relied upon. If there is any area where accuracy is required, please contact the appropriate agent for clarification.

LOCATION

A thriving, 'living' market town in the heart of Oxfordshire at the foot of the Chiltern Hills, Thame is rich in history with Mediaeval, Georgian and Victorian architecture. Its iconic boat-shaped high street wraps around the market place and hosts a popular market every Tuesday, a twice-weekly cattle market and regular farmers' markets.

Thame has unique, award winning shops which share the high street with well-known brands, traditional English pubs selling real ale, Italian, Chinese and Indian restaurants, delightful cafes and tea rooms. The town has its own local nature reserve, many public footpaths including the Chiltern Hills, Ridgeway Path and the Oxfordshire Way with outstanding views of the surrounding area.

Schools: Local facilities include three highly reputed primary schools and the Lord Williams Comprehensive School which has been rated as outstanding by Ofsted. Excellent private and grammar schools are within easy reach.

Commuting: 14 miles east of Oxford, 10 miles south-west of Aylesbury, Thame is easily accessible from the M40 Junction 7 and 8. The nearest train station is Haddenham and Thame Parkway which is on the main line between Marylebone Station, London and Birmingham.

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