

FOR SALE



Ludsen Grove, Thame
Offers in Region of £675,000


MARTIN&CO



Ludsen Grove, Thame

4 Bedrooms, 2 Bathroom

Key Notes:

- Spacious front-facing living room with direct flow to dining area
- Dining space positioned centrally, linking living room and kitchen
- Generous kitchen/breakfast room with flexible family-use layout
- Semi open-plan ground floor design with defined reception zones
- Four first-floor bedrooms, well-proportioned throughout
- Principal bedroom with en-suite shower room
- Garage extended to rear, converted into practical utility space
- Large rear garden plus multi-vehicle driveway with off-road parking
- Council Tax Band: C
- Tenure: Freehold



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Martin & Co are pleased to present this extended four-bedroom semi-detached family home, set on the highly desirable Ludsden Grove in the sought-after market town of Thame.

Thoughtfully arranged for modern family living, the property offers a welcoming entrance leading into a spacious living room that flows seamlessly through to the dining area and onward into a generous kitchen/breakfast room. This versatile layout creates an inviting open-plan feel while still retaining clearly defined spaces, making it ideal for both relaxed family life and entertaining guests.

Upstairs, the accommodation comprises four well-proportioned bedrooms, including a principal bedroom with en-suite shower room, all served by a stylish and contemporary family bathroom. The home is designed to offer comfort and practicality throughout, with excellent natural light and a balanced sense of space across all floors.

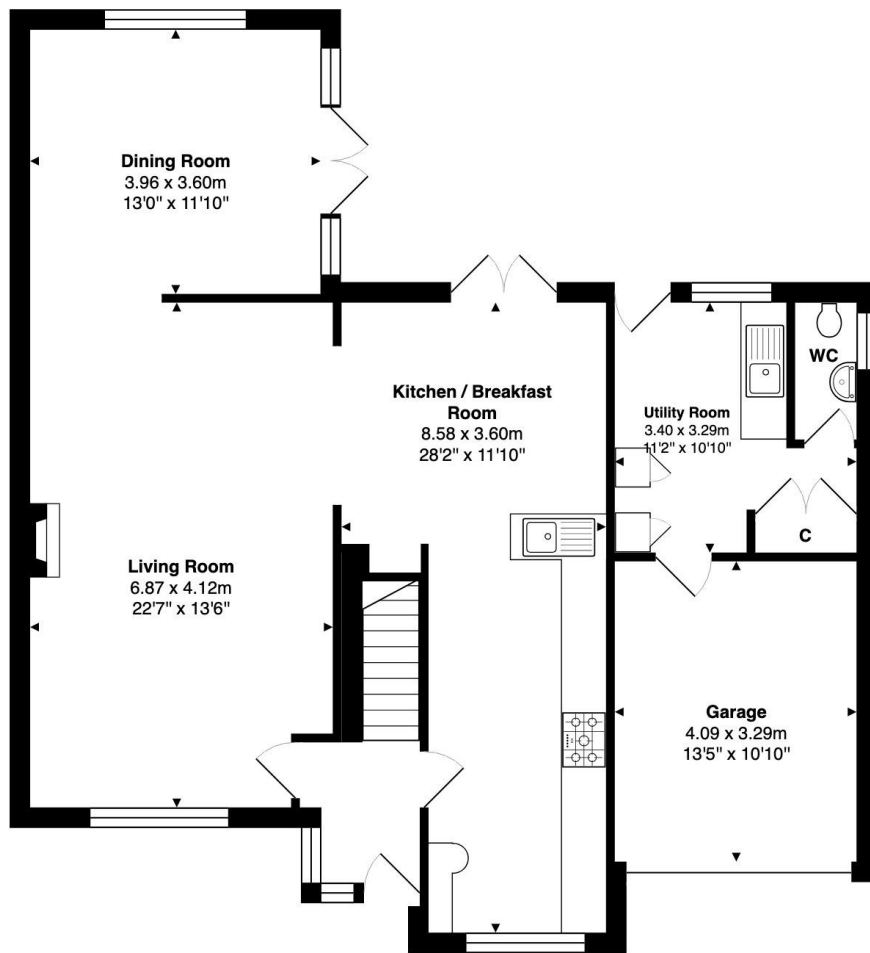
Further benefits include a garage extended to the rear to create a highly useful utility room, providing valuable additional storage and laundry space. Externally, the property enjoys a large rear garden perfect for outdoor dining, children's play, or gardening enthusiasts alongside a generous driveway offering off-road parking for multiple vehicles.

Positioned within a vibrant and well-connected community, Thame offers an exceptional lifestyle setting with its historic market square, a wide range of independent shops, cafés, restaurants, and everyday conveniences. Residents can also enjoy scenic countryside walks and leisure routes such as the nearby Phoenix Trail, while highly regarded local education includes Lord Williams's School.

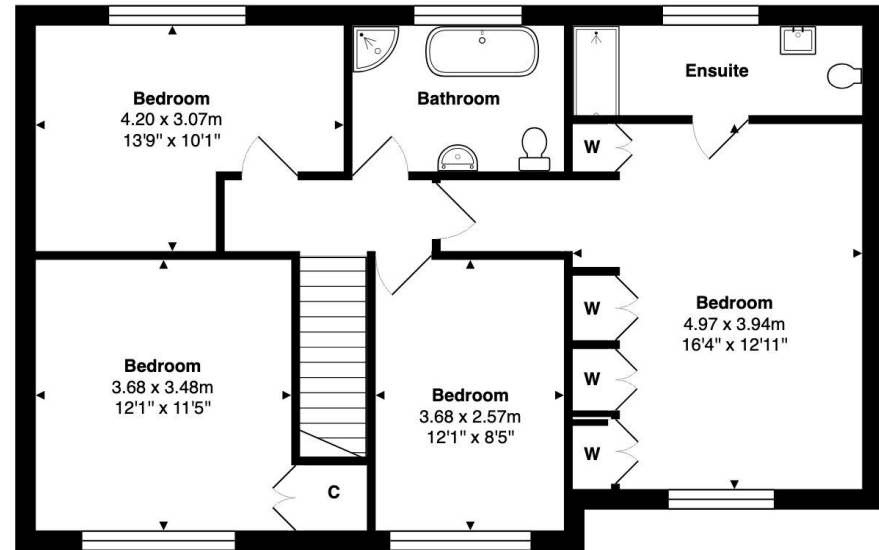
For commuters, Haddenham & Thame Parkway Station is within easy reach, offering direct rail links, while the nearby M40 provides excellent road connections to Oxford, London, and beyond making this an ideal location for both families and professionals alike.







Ground Floor



1st Floor



Approx. Gross Internal Area 168.5 m² ... 1814 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purpose only and should be used as such.

Drawn by E8 Property Services. www.e8ps.co.uk

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.