



Apartment 8 Yeats Lodge, Greyhound Lane  
Thame, Oxfordshire,  
OX9 3ZD

Price at £396,950

**RB** REASTON BROWN



**Yeats Lodge Consists Of Luxurious New Build, One & Two Bed, for the Over 60's with Landscaped Gardens, Car Park And Some Allocated Parking. Constructed To NHBC Standards By Churchill Living With A 10 Year Warranty\*, The Apartments Are Situated In The Sought After Oxfordshire Market Town Of Thame, Close To All Amenities.**

**Yeats Lodge** offers a selection self-contained apartment, each featuring individual front doors, providing you with privacy.

The colour coordinated kitchens have matching wall and base units with waist height integrated fridge and frost-free freezer, brushed stainless steel oven, ceramic hob, stainless steel sink with mixer taps, Zanussi washer/dryer and slip resistant flooring.

The master bedroom is complete with a convenient spacious walk-in wardrobe. For your entertainment and connectivity needs, they are equipped with dedicated TV and telephone points.

The spacious shower rooms have thermostatic showers, fitted mirrored wall unit with shaver socket, mixer taps, heated towel rail, extractor fan and slip resistant flooring.

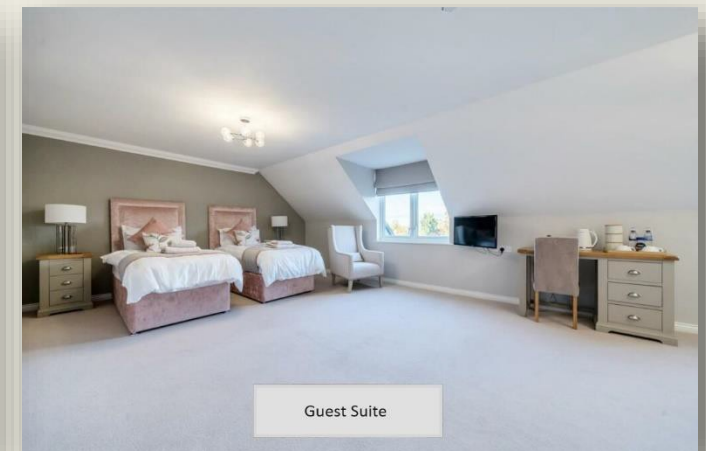
The properties have double glazing and are heated by a ground source heat pump system. All communal maintenance, running costs and upkeep, such as window cleaning, gardening and lift maintenance is included in the bi-annual management charge.

The fully furnished owners' lounge features Wi-Fi access and a coffee bar which provides a relaxed communal meeting place for residents and their guests. There is also a fully furnished guest suite. Safety and security is provided via a secure video entry system, an intruder alarm system and a 24 hour Careline support system operated via a digital call system. EPC B

### Situation

**Yeats Lodge** is situated in the market town of Thame which is a popular market town situated on the Oxon/Bucks borders. There are many independent shops, delicatessens, and a Waitrose. Thame is steeped in history, with beautiful buildings, some dating back to Tudor times, a medieval church, and a local museum. On the gastronomic side it has award winning bars and restaurants. There is also an annual food festival, art and literature festivals, various music, and comedy festivals. Thame also has a health centre, cottage hospital, various societies, and sports club such as the Chinnor rugby club, the tennis club, bowls club and U3A. Transport wise, London Marylebone can be reached in 34 minutes via nearby Haddenham & Thame Parkway Station. Also, M40, junction 7 for access to London, Birmingham and the North is approximately 10 minutes' drive away. There are also regular bus services to Oxford, Aylesbury, and the neighbouring villages, which have walks, country pubs and beautiful scenery.

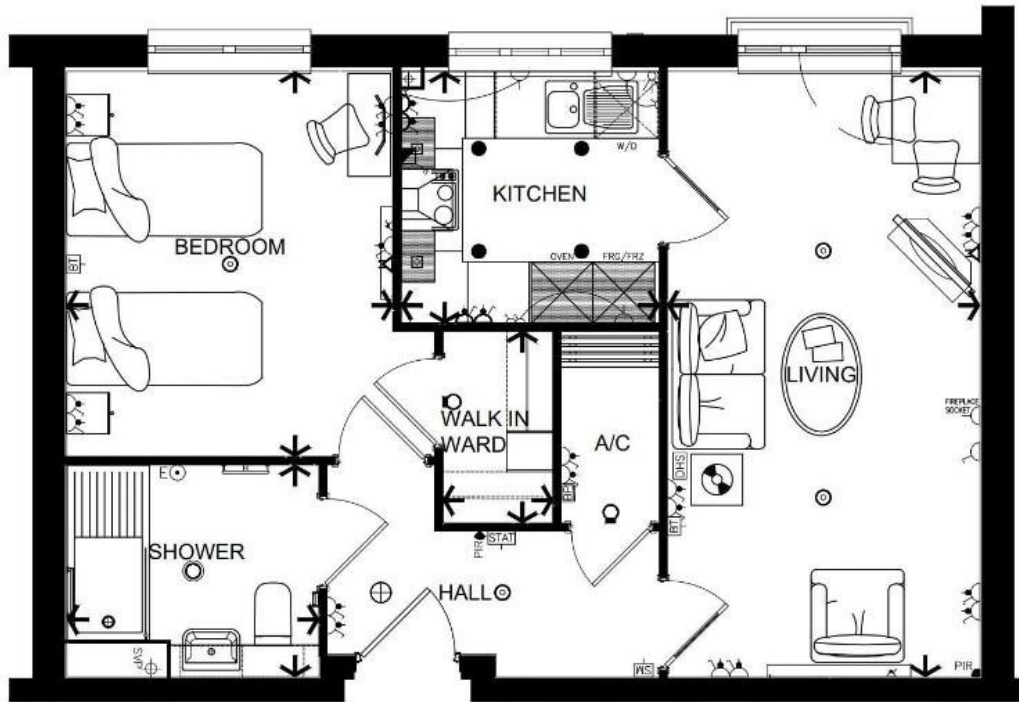
*The property comprises the following with all dimensions being approximate only. Please note that Reaston Brown has not tested appliances or systems and no warranty as to condition or suitability is confirmed or implied. Any prospective purchaser is advised to obtain verification from their surveyor or Solicitor.*









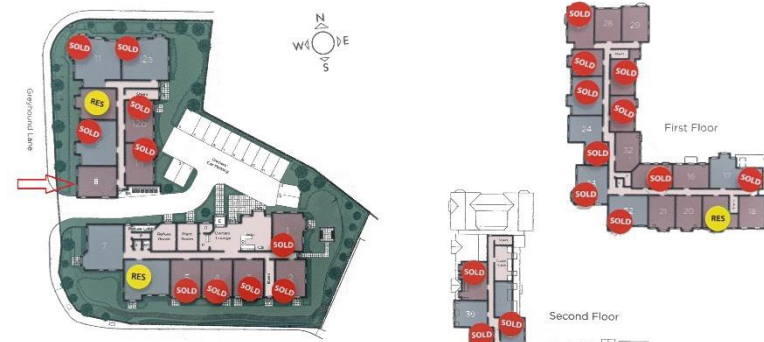


Living	Width	10'-0" [3040]	max	Length	19'-4" [5890]	max
Kitchen	Width	8'-3" [2515]	max	Length	8'-1" [2455]	max
Shower Room	Width	8'-0" [2450]	max	Length	6'-9" [2065]	max
Bedroom	Width	10'-5" [3170]	max	Length	12'-4" [3750]	max
Walk in Wardrobe	Width	3'-6" [1075]	max	Length	6'-2" [1870]	max

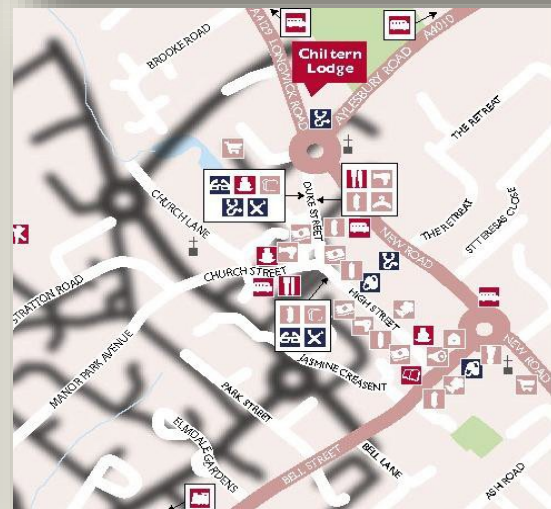
← 7'-8" [2325] → Arrows denote measurement distances

Although every effort has been made to ensure accuracy, exact room dimensions may vary during the course of construction and no responsibility can be accepted for any mis-statement on this leaflet, which is not a contract nor forms any part of any contract. The company also reserves the right to alter specification without notice.

### YEATS LODGE - SITE PLAN



- Site Plan and Ground Floor
- One bedroom apartment
  - Two bedroom apartment
  - Communal areas
  - BS Buggy store
  - CB Coffee bar
  - E Entrance
  - L Lift
  - O Office
  - P Plant room
  - R Reception
  - UT Utility
  - WC Communal WC



#### Local amenities within easy reach of Chiltern Lodge

- Medical**
- ☒ Dentist
  - ☒ Doctor
  - ☒ Optician
  - ☒ Pharmacy
- Leisure**
- ☒ Bus stop
  - ☒ Cafe
  - ☒ Leisure centre
  - ☒ Library
  - ☒ Restaurant
  - ☒ Train station
- Shopping**
- ☒ Bakery
  - ☒ Bank
  - ☒ Barber
  - ☒ Butcher
  - ☒ Dry cleaner
  - ☒ Florist
  - ☒ Hairdresser
  - ☒ Newsagent
  - ☒ Post Office
  - ☒ Supermarket

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