

**FOR SALE**



**Ludsen Grove, Thame**  
**Offers in Excess of £450,000**

  
**MARTIN&CO**

# Ludsden Grove, Thame

## Key Notes:

- Two Bedroom Semi Detached Bungalow
- Located Just A Short Walk From Thame Town Centre
- Quiet Cul-de-Sac
- Ample Driveway Parking
- Garage
- Large Garden With Outbuildings/Workshops
- No Onward Chain
- Rarely Available
- Council Tax Band: C
- Tenure: Freehold



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Situated in a quiet and highly sought-after cul-de-sac, just a short walk from Thame town centre, this rarely available two-bedroom semi-detached bungalow offers generous single-level accommodation and excellent potential to personalise.

The location is particularly appealing for those seeking a peaceful residential setting with superb convenience. Thame is a thriving market town with an excellent selection of independent shops, cafés, restaurants and essential amenities, as well as regular transport links to Oxford and London. Close by are highly regarded primary and secondary schools, recreational green spaces, and easy access to scenic walking and cycling routes making it ideal for families, professionals and those looking to downsize alike.

Well-proportioned throughout, the property features an impressive reception room measuring approximately 24'5 max x 12'2 max, providing a substantial and versatile living and dining space with direct access to a bright conservatory (12' x 7'5) overlooking the generous rear garden. The kitchen (9'4 x 9'3) is conveniently positioned, while a centrally located bathroom serves both bedrooms.

There are two comfortable double bedrooms, including a principal bedroom of 12' x 10' and a second bedroom measuring 13'11 x 8'11, offering flexibility for guests, a home office or hobby space.

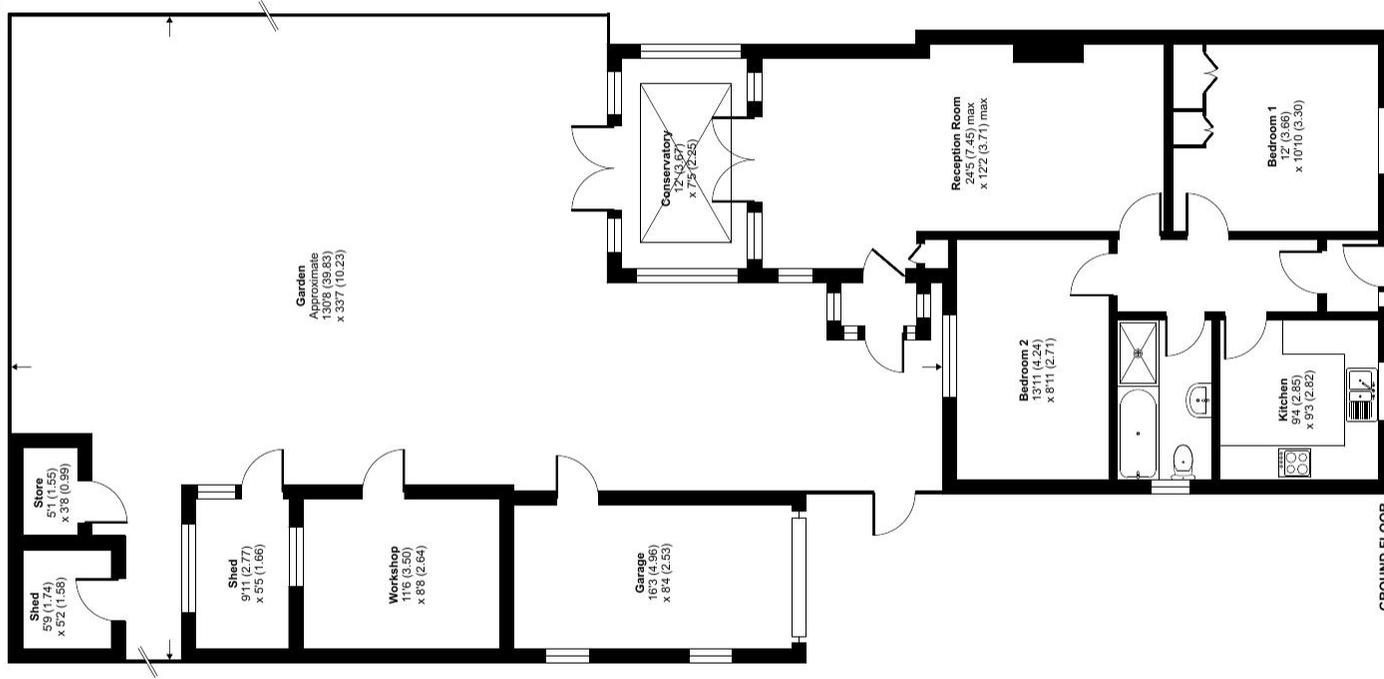
Externally, the rear garden extends to approximately 130' in length, creating a wonderful outdoor setting with scope for landscaping or extension (subject to the necessary consents). The garden also benefits from a range of useful outbuildings, including sheds and a workshop (11'6 x 8'8) ideal for storage, hobbies or home projects. To the front, the property offers driveway parking, a detached garage (16'3 x 8'4) and additional off-street parking.



# Ludsden Grove, Thame, OX9

Approximate Area = 876 sq ft / 81.3 sq m  
Garage = 135 sq ft / 12.5 sq m  
Outbuildings = 191 sq ft / 17.7 sq m  
Total = 1202 sq ft / 111.5 sq m

For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nctbecom 2025  
Produced for Urwin (Oxford) Limited by Martin & Co. REF: 1371395



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