

# 1 SWAN GARDENS

TETSWORTH, OXFORDSHIRE OX9 7BN



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1 Swan Garden is a fantastic, immaculately presented family home offering modern, flexible living space in a highly sought after village location.

The front of the property not only offers ample driveway parking but also pretty landscaped gardens including a secluded seating area ideal for a quite drink in the evening sun. On entering the property there is a formal hallway with cloakroom. This leads onto the impressive extended kitchen diner offering modern living, dining and entertaining space with underfloor heating.

The large modern kitchen features a central island and offers a range of base and eye-level units. There is a double oven with warming draw and separate induction hob. The dining/living space is bright and airy opening onto the sunny, pretty garden. There is warm and comfortable living room leading from the dining area with a feature log burner perfect for a cosy evening. Downstairs also offers a bright study or second reception room and a large utility area with integral access to the garage.

Upstairs via the central staircase there is a generous dual aspect master suite with ample storage, a dedicated dressing area and stylish en-suite. There is a further double bedroom and a smaller single both offering useful built-in storage. The family bathroom is modern and well appointed.

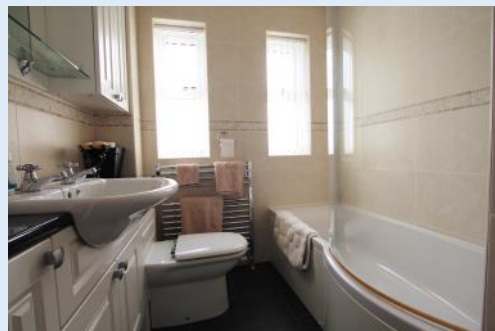
Outside there is a secluded, beautiful garden, intelligently landscaped to offer a gardeners delight. There are a number of areas for relaxation, entertaining and al-fresco dining. The garden is mainly laid to lawn with mature borders and features a pretty summer house.

‘FANTASTIC FAMILY LIVING IN A SOUGHT AFTER VILLAGE LOCATION’



## IN BRIEF

- Outstanding, detached family home in a quiet no through road in Tetsworth
- Exceptional kitchen/Diner/family room overlooking the garden
- Versatile living accommodation
- Easy access to the M40 as well as Thame Town centre



## OVERVIEW

- Three bedroom detached home
- Master bedroom with en-suite and dressing area
- Living Room with feature log burner
- Large kitchen/diner/family room overlooking the garden
- Double garage and driveway parking
- Beautifully landscaped Front and Rear Garden
- Separate Study/reception room
- Utility Room
- Quiet village location

**GUIDE PRICE**     **£765,000**     **FREEHOLD**

## SUPPLEMENTARY INFORMATION

**Services:** Mains water, drainage, and electricity

**Heating:** Oil fired heating

**Local Authority:** South Oxfordshire District Council

**EPC:** TBC

**Council Tax Band:** TBC

**Broadband Speed:** TBC

Floor Plan Pending

## LOCATION

Tetsworth is a semi-rural Oxfordshire village with a well-regarded primary school within the village and in the catchment area for the sought-after Lord Williams Secondary School. The village has a good range of day-to-day facilities including a pub with a shop, a well respected restaurant and Antiques Centre, and a large Village Green with a Sports and Social Club housing the village Football and Cricket teams. A local bus service operates from the village to Oxford, Thame and High Wycombe plus there is a daily school bus service. The well-known and picturesque market town of Thame offers a comprehensive range of traditional shops, social, and leisure facilities and is around five miles away.

The village offers excellent communication connections with Junction 7 of the M40 around two miles away and Junction 6 of the M40 within five miles, both providing fast road access to Birmingham and to London. Haddenham and Thame Parkway Station is within eight miles and provides a fast and efficient service to London Marylebone via Chiltern Railway. There is the additional benefit of an Oxford Tube coach stop next to Junction 6 of the M40 offering a 24-hour service to Central London.

### PIKE SMITH & KEMP

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