

25 ALBURY VIEW

TIDDINGTON. THAME, OXFORDSHIRE, OX9 2LY



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Situated at the end of a no through road and in the highly sought after village of Tiddington, is this well presented, three bedroom detached house with lots of potential to extend S.T.P.P.

On entering the property via a porch, there is a sizeable hallway with access to the sitting room and kitchen.

It's dual aspect sitting room has French doors leading onto the rear private garden that is well established with stunning rural views.

The kitchen has a wide range of base and wall units and plumbing for white goods, as well as a walk in larder. There is an integral garage, downstairs cloakroom and access to the back garden.

Upstairs there are three bedrooms, the rear double benefits from far reaching, rural views. The third bedroom had fitted wardrobes and is currently being used as a study but could also lend itself as being used as a dressing room, playroom or nursery. The bathroom facilities are currently split between 2 rooms, one with a toilet and a second with a shower, and would lend itself to being one large bathroom.

Outside, there is a well established rear garden with rural views and a large front garden with single garage and driveway provides off road parking for several cars.

“ WELL PRESENTED THREE BEDROOM, DETACHED HOME”



IN BRIEF

- Three bedroom detached house with potential to extend S.T.P.P
- Large garden, rural views, single garage and off road parking
- Dual aspect sitting room with space for a dining table and chairs
- Sitting room with French doors leading to the rear garden
- Quiet location in Tiddington village



OVERVIEW

- Large garden with rural views to the rear of the home
- Detached three bedroom house with potential to extend
- Quiet location in the village of Tiddington
- Single garage and driveway providing off road parking
- Sitting room with French doors leading to the rear garden
- Dual aspect living
- Family bathroom with shower
- Downstairs Cloakroom
- Further scope to extent subject to planning
- Study/ Playroom/ dressing room/ Bedroom 3

SUPPLEMENTARY INFORMATION

Services: Oil, electric and water

Heating: Oil

Energy Rating: Central E 51 Potential C 80

Local Authority: Oxfordshire County Council

Council Tax Band: TBC

Offers in the region of £425,000



The approximate total area for the elements of the property represented on the floorplan is 94 SqM (1015 Sq.Ft)

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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

Tiddington is a small Oxfordshire village located just four miles from the picturesque market town of Thame and just nine miles from the spires of Oxford. The village has a mix of modern and period properties together with Tiddington House which was built in the reign of Queen Anne. The village has a thriving public house The Fox & Goat, a children's adventure playground, garage for car repairs, outstanding cricket club with a thriving social aspect, village hall and a church which is situated in Albury, the adjoining village. Communications are excellent with easy access to Oxford, Thame and the M40 linking London to Birmingham. Haddenham and Thame Parkway station provides a new upgraded rail service to London Marylebone station in approximately 36 minutes. There is also a regular bus service to Oxford, Thame, Aylesbury and Haddenham & Thame Parkway station from the village. There is access to a wide range of local schooling which includes, Wheatley Park School, Peers School in Oxford and Lord Williams's at Thame as well as the many well-reputed independent schools in Oxford.

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