



23 Albury View, Tiddington - OX9 2LY

Guide Price £500,000

 **TIM RUSS**  
& Company





## Albury View

Tiddington, Thame

- IMMACULATELY PRESENTED THREE-BEDROOM DETACHED FAMILY HOME
- PEACEFUL RURAL LOCATION ON A QUIET NO-THROUGH ROAD
- SPACIOUS FAMILY ROOM OFFERING FLEXIBLE LIVING SPACE STYLISH OPEN-PLAN SITTING/DINING AREA LEADING INTO A MODERN KITCHEN
- SEPARATE UTILITY AREA, GROUND FLOOR SHOWER ROOM, AND INTEGRAL GARAGE CURRENTLY USED AS A HOME GYM
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- BEAUTIFULLY MAINTAINED REAR GARDEN BACKING ONTO OPEN COUNTRYSIDE WITH STUNNING VIEWS
- GARDEN INCLUDES A WELL-KEPT SHED, IDEAL FOR STORAGE OR POTENTIAL HOME OFFICE USE
- HIGH-SPEED RURAL CONNECTIVITY VIA STARLINK SATELLITE INTERNET
- EXCELLENT TRANSPORT LINKS: EASY ACCESS TO THE M40, REGULAR BUS ROUTES TO AYLESBURY, THAME AND OXFORD, AND NEARBY TRAIN STATIONS AT HADDENHAM & THAME PARKWAY AND PRINCES RISBOROUGH





# Albury View

Tiddington, Thame

Set in an enviable position on a peaceful no-through road, this beautifully presented three-bedroom detached home offers the perfect blend of rural tranquillity and family living.

Extended and improved by the current owners, the property has been reconfigured to maximise space and light, resulting in a stylish, free-flowing layout ideal for everyday living and entertaining.

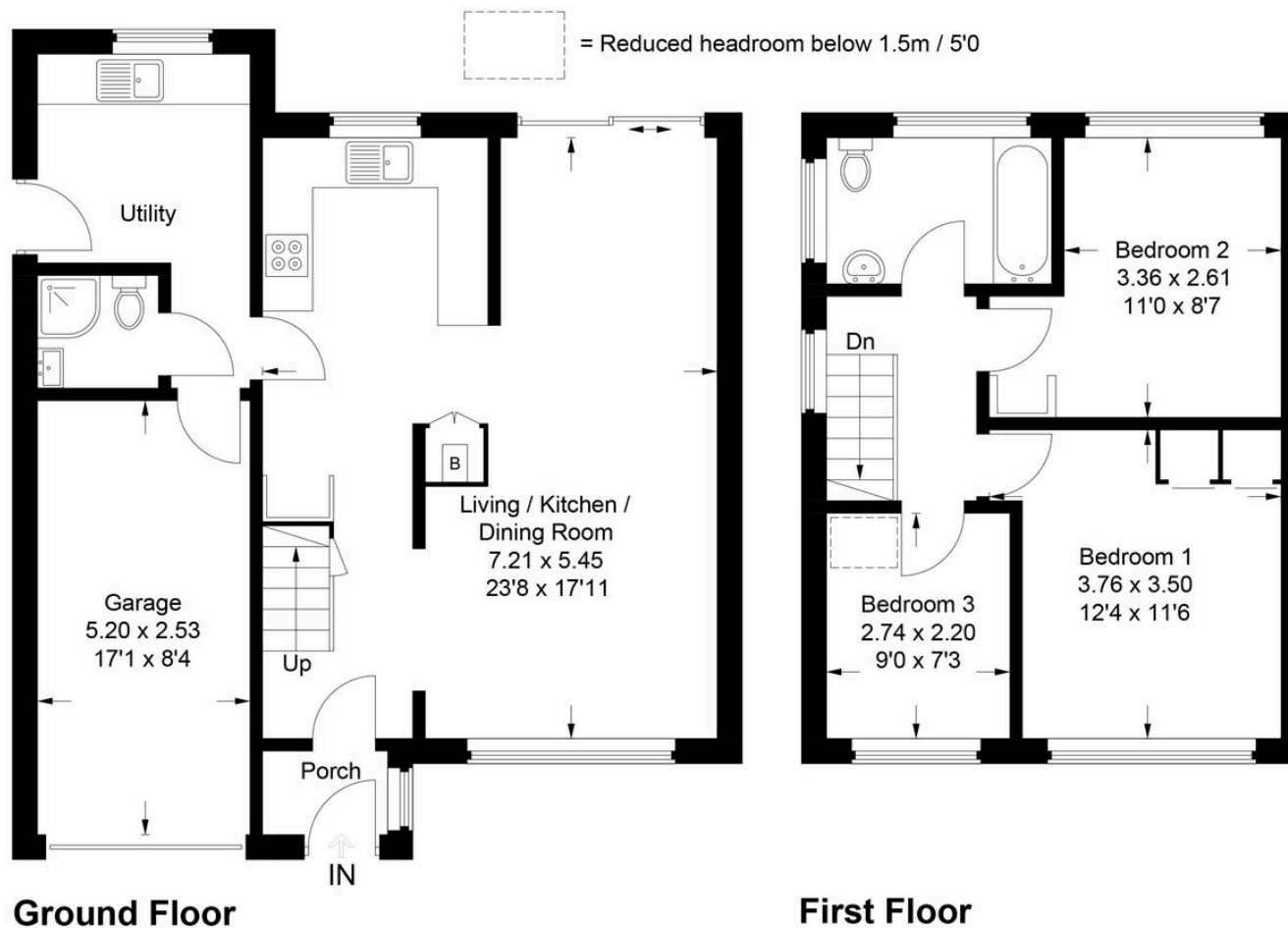
Step through the front door into a bright and welcoming entrance hall, which leads into a generous sitting room. This flows into the dining area and contemporary fitted kitchen — all overlooking the immaculate rear garden and the open countryside beyond. The views are superb, offering a picture-perfect backdrop to family life. Beyond the main living areas, the inner hallway leads to a useful utility space, a modern ground floor shower room, and internal access to a sizeable garage. Upstairs, you'll find well-proportioned bedrooms and a stylish family bathroom, all to a high standard.

## Outside: (EPC E/Freehold)

The rear garden is a real sanctuary — beautifully kept, backing onto open fields and teeming with wildlife. Whether it's morning coffee with a view or summer evenings in peaceful seclusion, this garden is made for relaxation.

To the front, a driveway provides off-road parking for multiple vehicles, alongside the garage. A gated side pathway offers access to the side door entrance and garden.





## 23 Albury View, Tiddington, OX9 2LY

Approximate Gross Internal Area  
Ground Floor = 66.6 sq m / 717 sq ft  
(Including Garage)  
First Floor = 39.2 sq m / 422 sq ft  
Total = 105.8 sq m / 1,139 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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## Tim Russ and Company

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