



MORGAN & ASSOCIATES

VILLAGE PROPERTY CONSULTANTS

2 Swan Gardens, Tetsworth, OX9 7BN



TETSWORTH

Located in the picturesque South Oxfordshire village of Tetsworth centred around a large attractive village green with children's play area. Swan Gardens is ideally positioned for someone seeking village life but requiring great access to communications and to the amenities offered by a larger town or city. Oxford is only 14 miles distant and offers extensive shopping and leisure facilities. Local amenities can be found in the nearby market town of Thame and the M40 provides excellent access to London and the Midlands. There is also a frequent fast train service to London from the mainline station of Haddenham & Thame Parkway and a village bus service to Oxford and High Wycombe.

Tetsworth has a thriving and sociable village community and offers an excellent range of amenities including the Red Lion pub overlooking the Green with its well-stocked shop for day-to-day essentials, the Swan Antiques Centre and a village hall with an active programme of community events. There is also a primary school, church and a village Sports and Social Club.

Bedrooms 4 | Bathrooms 2 | Receptions 3 | EPC D



2 SWAN GARDENS

A four-bedroom detached modern family home, offering generous and flexible living space on a quiet no-through road of this attractive and well-established development.

This well-presented property is perfect for family life. On entering, there is a good-sized home office or playroom and guest cloakroom to the right, while opposite lies a light and airy dual-aspect sitting room, providing a comfortable and welcoming space.

To the rear, a generous dining/family room enjoys garden views, with French doors opening onto the paved terrace, and flows seamlessly into the well-appointed kitchen, fully fitted with modern units to create a sociable, family-focused space. A separate utility room with side access is ideal for muddy boots or drying off the dog after countryside walks.

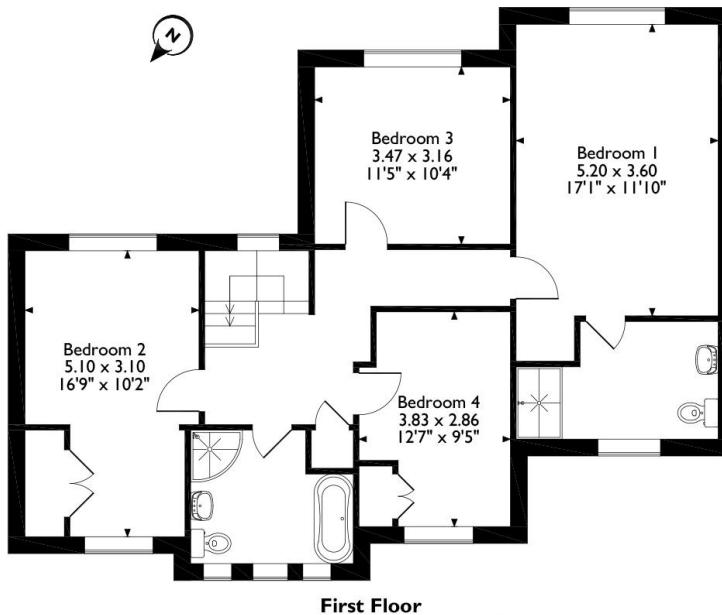
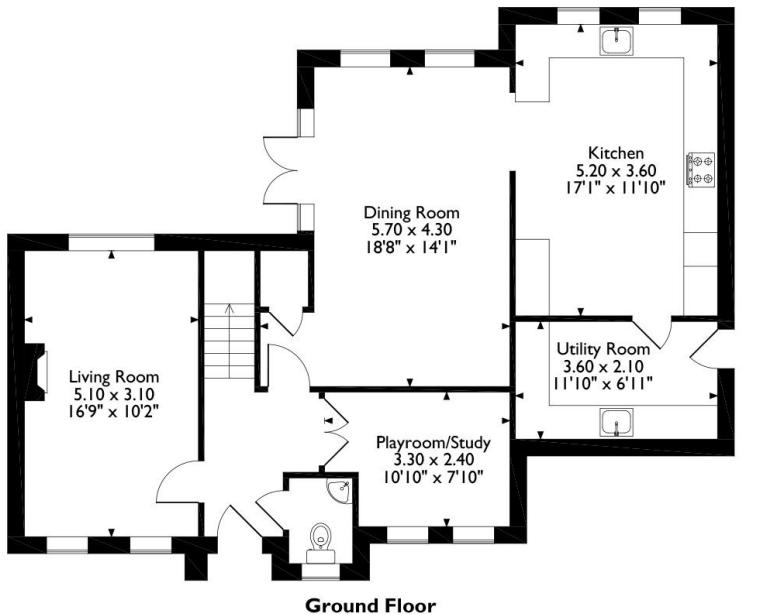
Upstairs, there are four well-proportioned double bedrooms. The principal bedroom is particularly spacious and features an en-suite shower room, while the family bathroom is fitted with both a bath and separate shower.

Outside, the property enjoys attractive front and rear gardens, combining lawn, paved seating areas and raised beds, along with driveway parking.

Swan Gardens is a fantastic modern family home, quietly positioned within a popular South Oxfordshire village, offering space, comfort and a wonderful sense of community.



2, Swan Gardens, Tetsworth, Thame, Oxfordshire
 Approximate Gross Internal Area
 167 Sq M/1797 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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. These plans are for representation purposes only as defined by RIC's Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by Morgan and Associates and no guarantee as to their operating ability or their efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	74	
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

SERVICES

Oil fired central heating, mains water and mains drainage

South Oxfordshire District Council

Council Tax Band E

VIEWINGS STRICTLY BY APPOINTMENT THROUGH MORGAN & ASSOCIATES