





MORGAN & ASSOCIATES

VILLAGE PROPERTY CONSULTANTS

Fieldfare Tiddington

Stunning detached family home, occupying an overall garden plot of approximately a third of an acre, with far-reaching views of the surrounding countryside, complemented by extensive gravelled parking for several vehicles and beautifully landscaped gardens

SITUATION

Tiddington is conveniently situated approximately three miles from Thame and four miles from the M40 motorway and enjoys a thriving community with a popular cricket club, village hall, The Fox & Goat public house and a garage. The village is surrounded by splendid countryside with an extensive network of footpaths and bridleways and offers easy access to the M40 and main line station at Haddenham & Thame Parkway. There is a regular bus service which operates through the village to Thame, Aylesbury and Oxford. Tiddington is well placed for access to airports at Heathrow and Birmingham.

Primary school education can be found in the neighboring village of Ickford and secondary school education in Thame and Wheatley. The property is also within the catchment area for the renowned comprehensive Lord Williams's School in Thame. The nearby village of Ickford has a village school and nursery, village hall, public house, shop and post office. Tiddington is also well placed for commuters to London by road or rail with train links at Haddenham & Thame Parkway, fast trains are currently scheduled to arrive in London Marylebone in approximately 38 minutes. The historic City of Oxford offers a comprehensive selection of shopping, sporting, recreational, leisure and education facilities including The Dragon, Summerfields, Magdalen College, St. Edward's, Wychwood and Oxford High School.

DESCRIPTION

Highly contemporary and impressive detached family home well situated in a semi-rural location off Sandy Lane, with awe-inspiring views of the surrounding idyllic countryside and the nearby village of Tiddington, offering easy links to Oxford City, Thame and the M40 (J7). The property has been subject to an extensive modernisation programme by the current owners, and has been much improved, both internally and externally. The property is further complemented by well-tended gardens enclosed by dense hedging and post and rail fencing as well as off-street parking via an attractive five-bar gate leading onto the gravelled driveway.

From the driveway, is an extensive natural stone paved pathway with part gravelled borders leading down to the attractive contemporary front door, which in turn, opens onto the light and airy entrance hall with extensive cloak cupboard storage and travertine natural stone flooring.

Open-plan to the hallway, is the main family room with oak wooden flooring and pretty feature fireplace with cast iron wood burner and slate hearth, connecting to the stylish kitchen area, with an extensive range of wall and base soft-touch storage units, five ring gas hob, stainless steel extractor hood, "Smeg" electric oven, separate "Smeg" microwave, integrated "Kenwood" dishwasher and wine cooler, and recess space for a double fridge freezer.

To the far-side of the kitchen, is the dining area, with a large picture window and glass French doors, taking full advantage of the idyllic views, with an open doorway through to the connecting TV room/playroom. To the front of the house, via the family room, is the formal sitting room offering a triple-aspect and contemporary fireplace with wooden surround, marble inserts and hearth. There is also a very useful utility room leading through to the downstairs cloakroom/shower room.

To the first floor, the light and airy galleried landing connects to all bedrooms and family bathroom, with the triple-aspect master bedroom benefitting from a generous en-suite shower room with mosaic glass tiled vanity unit incorporating a porcelain circular sink unit, mosaic glass tiled surface and open storage below. The en-suite offers a low-level wc, good-size shower cubicle with rain-shower over, travertine natural stone flooring, inset down lighters and under-floor heating.

There are also three further double bedrooms and an impressive family bathroom with two large fitted wall mirrors with surrounding mosaic wall tiles, vanity unit with mosaic tiled surface and large wash-hand basin, low-level wc, part free-standing bath with mixer tap attachment and separate shower cubicle with mains-operated shower unit.

SERVICES Mains drainage, mains water, gas

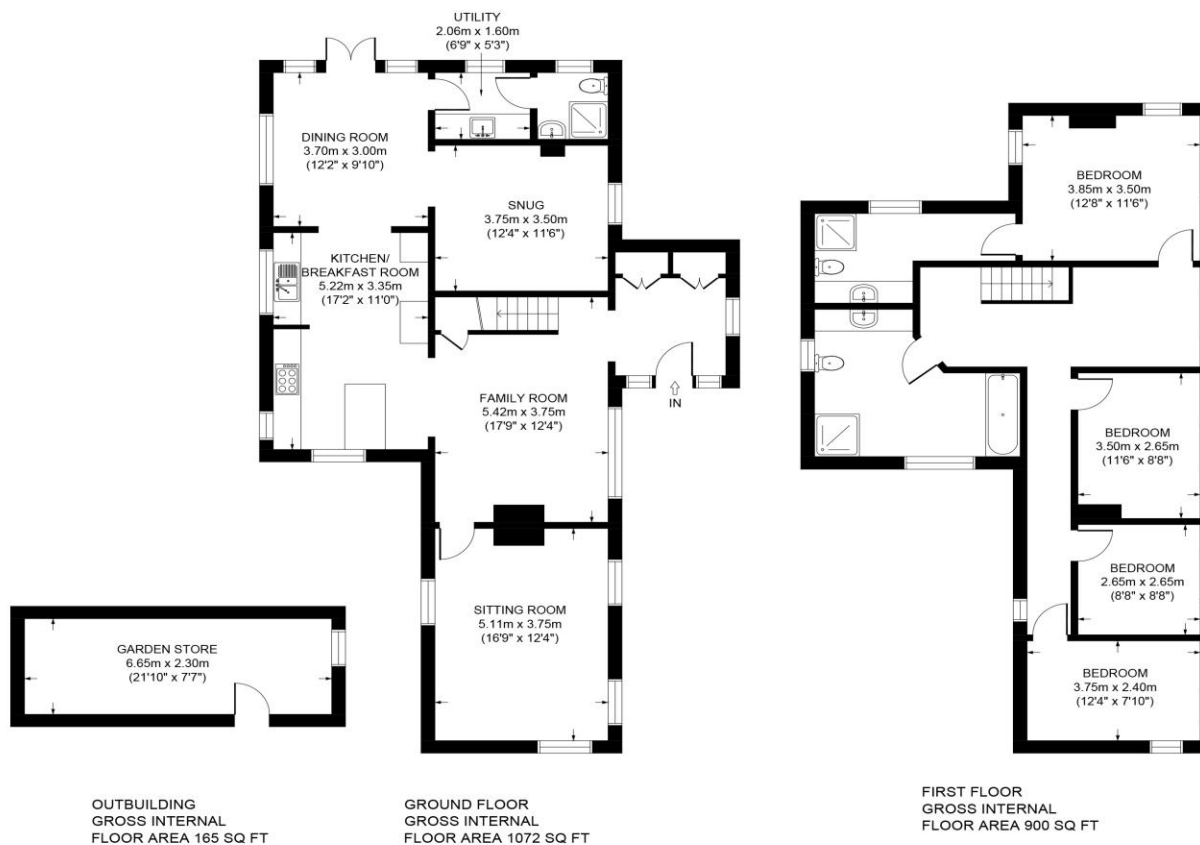
LOCAL AUTHORITY South Oxfordshire District Council

TAX BAND F

**VIEWING STRICTLY BY APPOINTMENT
WITH MORGAN & ASSOCIATES**







APPROX. GROSS INTERNAL FLOOR AREA 2137 SQ FT / 199 SQ M

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		78
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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