



SOUTH GOSPORTH H.C.
MANOR FARM CLOSE



MORGAN & ASSOCIATES

VILLAGE PROPERTY CONSULTANTS

Manor Farm House Tiddington

Offered with no onward chain – An imposing Grade II listed 4 double bedroom detached Georgian farmhouse offering generous yet flexible family living accommodation with private lawned gardens backing onto open countryside and double bay carport. Excellent local access into Oxford and London.

Accommodation summary: Entrance hall, kitchen, separate dining room/breakfast room, sitting room, family room, study/playroom, downstairs cloakroom, four double bedrooms including master bedroom with en suite shower room, family bathroom, cellar, loft rooms (ideal for conversion), lawned gardens and timber framed double open bay carport.

SITUATION

Tiddington is conveniently situated approximately three miles away 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 neighbouring 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, Wyckwood and Oxford High School.

DESCRIPTION

This charming detached farmhouse occupies a pleasant position towards the end of this no through road with fabulous views over open countryside from the rear lawned garden.

To the ground floor, there is a small entrance hall, leading through to four separate reception rooms, which offer both generous yet flexible family living accommodation. Of particular note, is the well-proportioned 16' x 14' dining room, which could easily be opened up to the existing kitchen area, to provide a large kitchen/dining room. There is also a connecting downstairs cloakroom and the potential for a separate utility room.

To the first floor, the 18' x 12' master bedroom benefits from an en-suite shower room, with the three further double bedrooms serviced by a spacious family bathroom. There are also two further loft rooms, which could potentially be converted into additional accommodation subject to the appropriate planning consent.

In addition there is also a sizeable cellar split into two adjoining rooms, measuring approximately 30' x 17' (max) in total.

Externally, the property benefits from three separate lawned areas, enclosed by panelled fencing and shrubbery, with gated side access, the whole offering established lawn areas for further landscaping. There is also a recently-built timber-framed double open bay carport, with personal door access to the main house.

SERVICES Oil central heating, mains water and electricity connected

LOCAL AUTHORITY South Oxfordshire District Council
TAX BAND E

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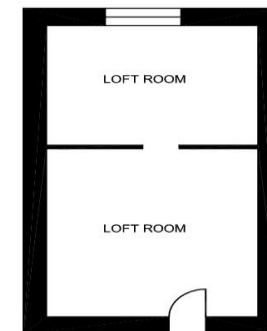
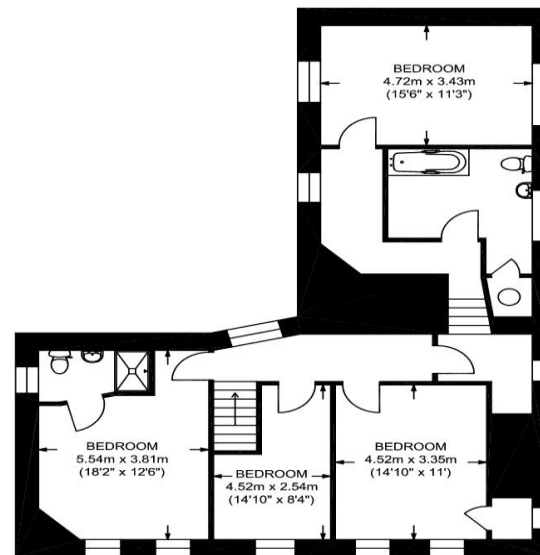
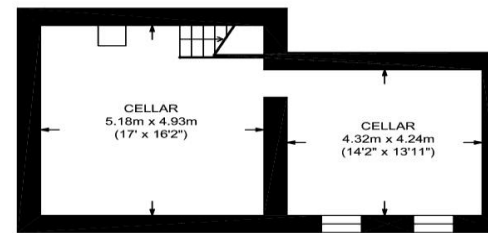
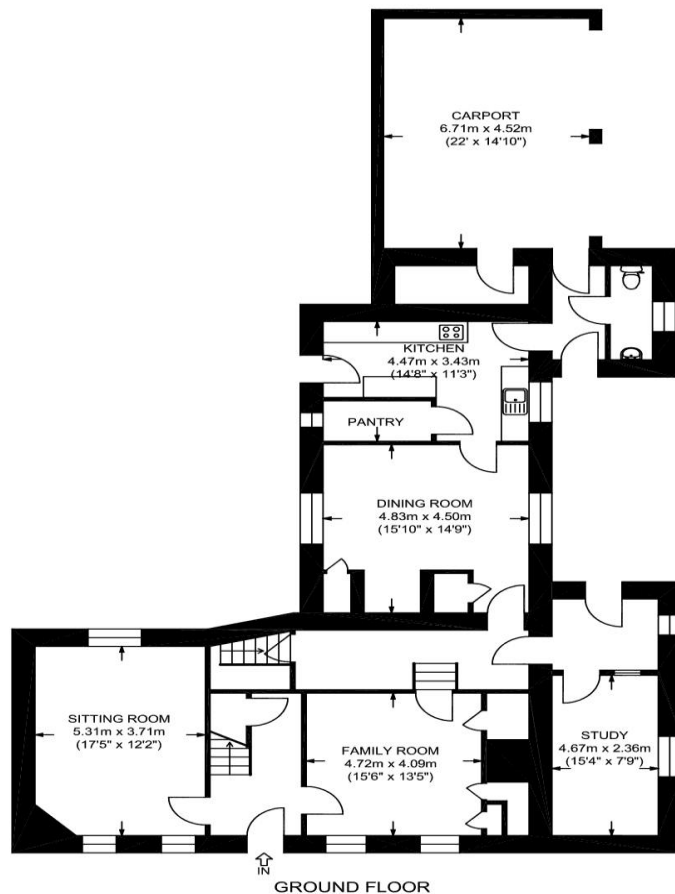
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APPROX. GROSS INTERNAL FLOOR AREA 3520 SQ FT / 327 SQ M

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