



24 Albury View, Tiddington, Oxfordshire, OX9 2LY



24 Albury View

Conveniently situated between Thame and Oxford in this popular south Oxfordshire village, this is a very well presented, bright and airy, detached, three bedroom, modern family home. The property benefits from landscaped front and rear gardens, the latter backing on to open fields, driveway parking and a garage. It is offered for sale with the added benefit of no onward chain.

Downstairs, there is a welcoming entrance hall with stairs to the first floor and doors leading into the sitting room and kitchen. The sitting room is a good size room, with views to the front, and is open plan to the dining room, with a serving hatch to the kitchen and sliding doors into the conservatory. The kitchen is fully fitted with a good range of modern cupboards and integrated appliances. Leading off here is a small utility room with side door access, a door into the garage and a guest cloakroom/shower room. Upstairs, there are three bedrooms, all with built-in wardrobes, and a family bathroom with a separate shower.

Outside, the front garden is part enclosed by a low-level wall and mature hedging with a lawned area and a brick-block driveway. The rear garden is enclosed by wooden panel fencing and laid to lawn with raised, well-stocked beds, paved path, timber shed and greenhouse. It backs onto open countryside and can be accessed via a gated side passageway.

Accommodation

Ground Floor

Entrance Hall, Sitting Room, Kitchen, Dining Room, Conservatory, Utility Room, Cloakroom/Shower Room.

First Floor

Landing, Three Bedrooms, Bathroom.

Outside

Front and Rear Gardens, Garage, Driveway Parking.



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Tiddington

Tiddington is a popular village situated approximately four miles from Thame and nine miles from Oxford. It has excellent links to the M40 and benefits from being on a regular bus route from Aylesbury to Oxford via Thame and Haddenham, including Haddenham and Thame Parkway railway station, which makes easy commuting to London, Oxford and Birmingham. Local amenities include a village hall with modern facilities, a popular gastro-pub and a cricket club.

For a wider selection of amenities, the historic market town of Thame and the village of Wheatley are both about three miles away. They both have a good range of facilities including, a leisure centre, pubs, cafés and restaurants, high street stores and supermarkets. Schooling is available in the area at all levels. Further and more comprehensive facilities can be found in Oxford and Aylesbury, about 6 and 12 miles away respectively.



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Directions

From our town centre offices, leave Thame in westerly direction on the Oxford Road. Upon reaching the roundabout, take the second exit onto the A418, heading towards Oxford. Upon entering Tiddington, take the first left turn into Albury View. No.24 can be found near the top of the hill on your right.

Transport Links

M40 Motorway (Junctions 6, 7 & 8) - circa 1.5 miles.

Haddenham and Thame railway station - circa 5.5 miles.

Arriva Sapphire local bus route 280 to Aylesbury, Haddenham, Thame and Oxford.

Broadband

Average broadband speed – 67 Mbps.

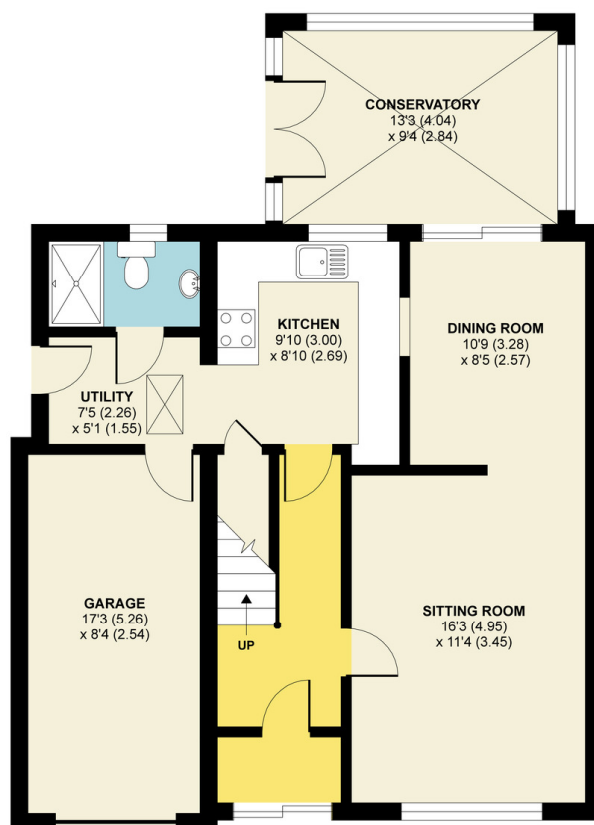
Tenure

Freehold.

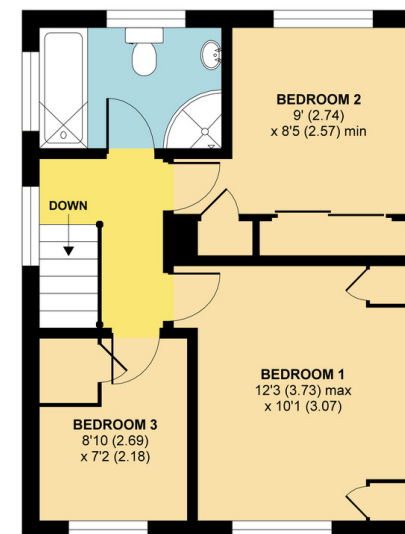
Albury View, Tiddington, Thame

Approximate Area = 1288 sq ft / 120 sq m (includes garage)

For identification only - Not to scale



GROUND FLOOR
abt 863 SQFT (INTERNAL)



FIRST FLOOR
abt 425 SQFT (INTERNAL)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2021. Produced for Andrew Murray & Co LTD. REF: 725205



Services

Mains Electricity, Gas, Water and Drainage.

Local Authority

South Oxfordshire District Council

Tax Band

E

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