

11 SILVER STREET

TETSWORTH, OXFORDSHIRE OX9 7AR



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11 Silver Street is a beautifully presented four/five bedroom, detached family home in a quiet no through road in the popular village of Tetsworth. It has been extended and completely renovated throughout and now offers the best of contemporary living, ideal for the growing family. The property is now presented to the market in excellent condition throughout and benefits from being on a large plot with off road parking for up to seven cars.

Originally constructed in the 1950s, the property offers versatile living space and consists of a large entrance hall with Karndean flooring in a light grey wash. The kitchen has grey ceramic floor tiles, a wide range of John Lewis wall and base units as well as integrated dishwasher and electric hob and cooker. There is also a larder and plenty of room for a dining table and chairs. There is a separate utility area.

The main reception room has bi fold doors onto the garden and is incredibly bright and airy. Leading off the main reception room is a conservatory that was added in 2006 and is currently used as a bar area. There is also an additional reception room that could be used as another bedroom or formal dining room.

The master bedroom has white plantation shutters and fully fitted wardrobes with an ensuite shower room. It is situated at the rear of the property, overlooking the garden.

Bedroom two is a good sized double to the front of the property and has built in wardrobes. Bedroom 3 situated at the rear of the property, also benefits from an en suite. Bedroom 4 is currently used as a study.

There is a large family bathroom with a large bath and rainforest shower above with a white, in built vanity unit.

The rear garden is well stocked and maintained with lawned area and a large, paved terrace. There is an insulated workshop with electrics as well as separate shed.

‘THE BEST OF CONTEMPORARY LIVING WITH VERSATILE LIVING ACCOMMODATION’



IN BRIEF

- Outstanding, detached family home in a quiet no through road in Tetsworth
- Fully renovated and refurbished to exacting standards
- Versatile living accommodation
- Easy access to the M40 as well as Thame Town centre



OVERVIEW

- Four/Five double bedroom detached home
- Master bedroom and bedroom 3 with ensuites
- Two/three reception rooms including conservatory all overlooking the garden
- Plantation shutters to the majority of rooms
- Fully insulated and integrated garden room/office/gym
- Beautifully landscaped walled garden with lawn and paved terrace area
- Driveway parking for up to 7 cars
- Beautifully extended and renovated throughout

GUIDE PRICE

O.I.E.O £625,000

SUPPLEMENTARY INFORMATION

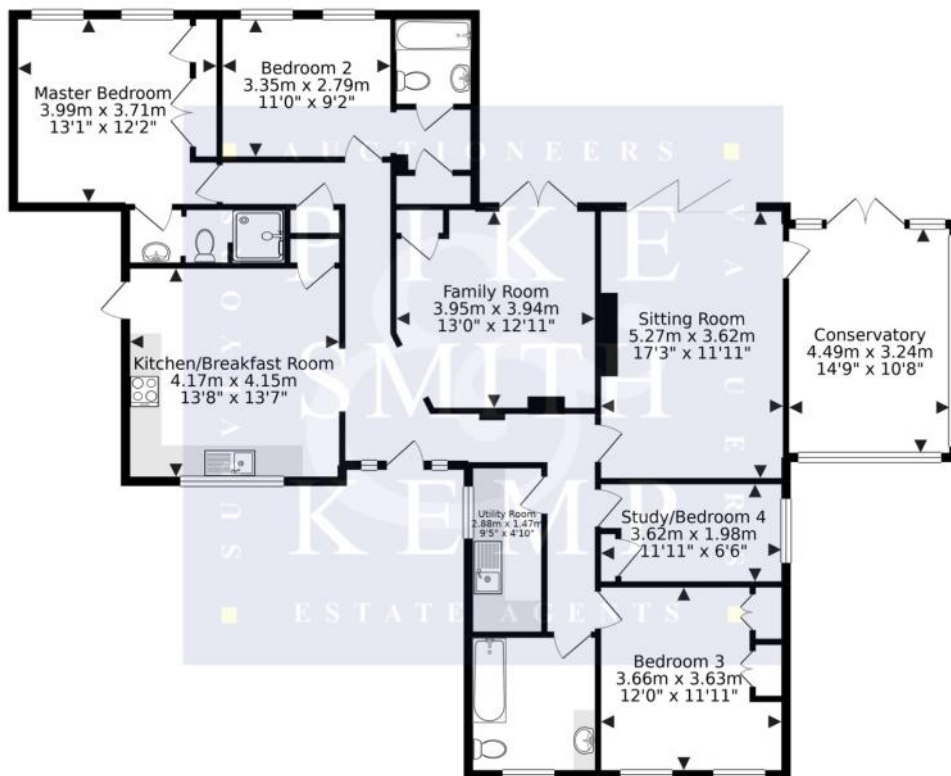
Services: Mains water, drainage, and electricity

Heating: Oil fired heating

Local Authority: South Oxfordshire District Council

Council Tax Band: D

Broadband Speed: Standard - Up to 17Mb, Fibre - Up to 76Mb



The approximate total area for the elements of the property represented on the floorplan is 149 SqM (1603 Sq.Ft)

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This floor plan provided by Expert Survey Solutions Ltd is for indicative guidance only. 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. Details shown on this floorplan including all measurements, areas and proportions cannot be guaranteed by either the provider or marketing estate/letting agency and should not be relied upon. If there is any area where accuracy is required, please contact the appropriate agent for clarification.

LOCATION

Tetsworth is a semi-rural Oxfordshire village with a well-regarded primary school within the village and in the catchment area for the sought-after Lord Williams Secondary School. The village has a good range of day-to-day facilities including a pub with a shop, a well respected restaurant and Antiques Centre, and a large Village Green with a Sports and Social Club housing the village Football and Cricket teams. A local bus service operates from the village to Oxford, Thame and High Wycombe plus there is a daily school bus service. The well-known and picturesque market town of Thame offers a comprehensive range of traditional shops, social, and leisure facilities and is around five miles away.

The village offers excellent communication connections with Junction 7 of the M40 around two miles away and Junction 6 of the M40 within five miles, both providing fast road access to Birmingham and to London. Haddenham and Thame Parkway Station is within eight miles and provides a fast and efficient service to London Marylebone via Chiltern Railway. There is the additional benefit of an Oxford Tube coach stop next to Junction 6 of the M40 offering a 24-hour service to Central London.

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