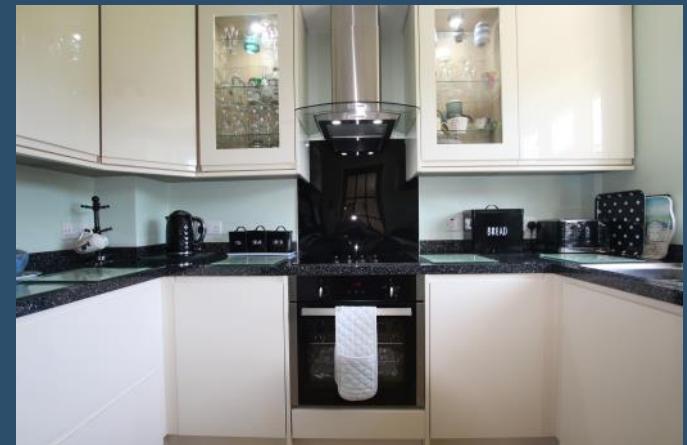


# 2 FERNHILL CLOSE

TIDDINGTON OXFORDSHIRE OX9 2NA



# 2 FERNHILL CLOSE

TIDDINGTON, OXFORDSHIRE OX9 2NA

A stunning, two double bedroom, semi detached, double fronted, bungalow in the popular village of Tiddington with extended living space and a new kitchen and bathroom.

Originally constructed in 1995, the property is presented to the market in excellent condition throughout. The living space is at the rear of the property and overlooking the garden, which enjoys the sun throughout the day. There is a large reception room with patio doors onto the garden, and a separate reception room leading off from this. The kitchen is fitted with a range of units and has integrated appliances.

To the front of the property are two double bedrooms, one of which has fitted wardrobes. There is also a large bathroom with double shower. Outside, there is a well stocked and maintained, sunny, rear garden with lawn established flower beds and a patio area with an outlook to the cricket club. The front of the property has off road parking for 2 cars. There is additional storage space at the front of what used to be the garage with light and power, with fully boarded loft space above.

Our clients say "The friendliest neighbours and community we have ever come across and a real sense of community, with the pub, cricket club, church and village hall all on the doorstep, plus lovely walks and easy access to Thame and Oxford".

"BRIGHT, MODERN AND IMMACULATE THROUGHOUT"



## IN BRIEF

- Two double bedroom semi detached bungalow
- Two reception rooms
- Large and sunny back garden with well established beds
- New kitchen and bathroom



## OVERVIEW

- Two double bedrooms
- Two reception rooms
- Sunny and large rear garden
- Double shower room
- Newly fitted kitchen
- Multi car driveway
- Oxfordshire Way on the doorstep
- Excellent transport links at the top of the road

**GUIDE PRICE** £385,000

**FREEHOLD**

## SUPPLEMENTARY INFORMATION

**Services:** Mains gas and electricity, drainage and water

**Heating:** Gas fired central heating

**Energy Rating:** Current D (57) Potential B (84)

**Environmental Impact Rating:** Current E (54) Potential B (85)

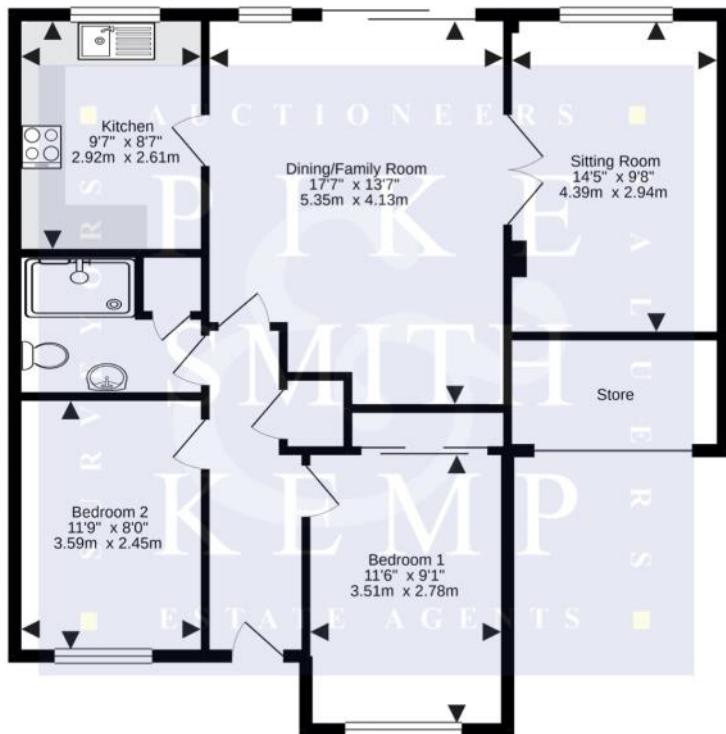
**Local Authority:** South Oxfordshire District Council

**Council Tax Band:** C

**Broadband:** 50 mbps approx

## LOCATION

Tiddington is a small Oxfordshire village located just four miles from the picturesque market town of Thame and just nine miles from the spires of Oxford. The village has a mix of modern and period properties together with Tiddington House which was built in the reign of Queen Anne. The village has a thriving public house The Fox & Goat, a children's adventure playground, garage for car repairs, outstanding cricket club with a thriving social aspect, village hall and a church which is situated in Albury, the adjoining village. Communications are excellent with easy access to Oxford, Thame and the M40 linking London to Birmingham. Haddenham and Thame Parkway station provides a new upgraded rail service to London Marylebone station in approximately 36 minutes. There is also a regular bus service to Oxford, Thame, Aylesbury and Haddenham & Thame Parkway station from the village. There is access to a wide range of local schooling which includes, Wheatley Park School, Peers School in Oxford and Lord Williams's at Thame as well as the many well-reputed independent schools in Oxford.



The approximate total area for the elements of the property represented on the floorplan is 79 SqM (852 Sq.Ft)

Fernhill Close, Tiddington, Oxfordshire, OX9 2NA

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.

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**Thame - Marlow - Cookham - Maidenhead**

