



Treetops

8 Ickford Road | Tiddington | Thame | OX9 2LR

FINE & COUNTRY

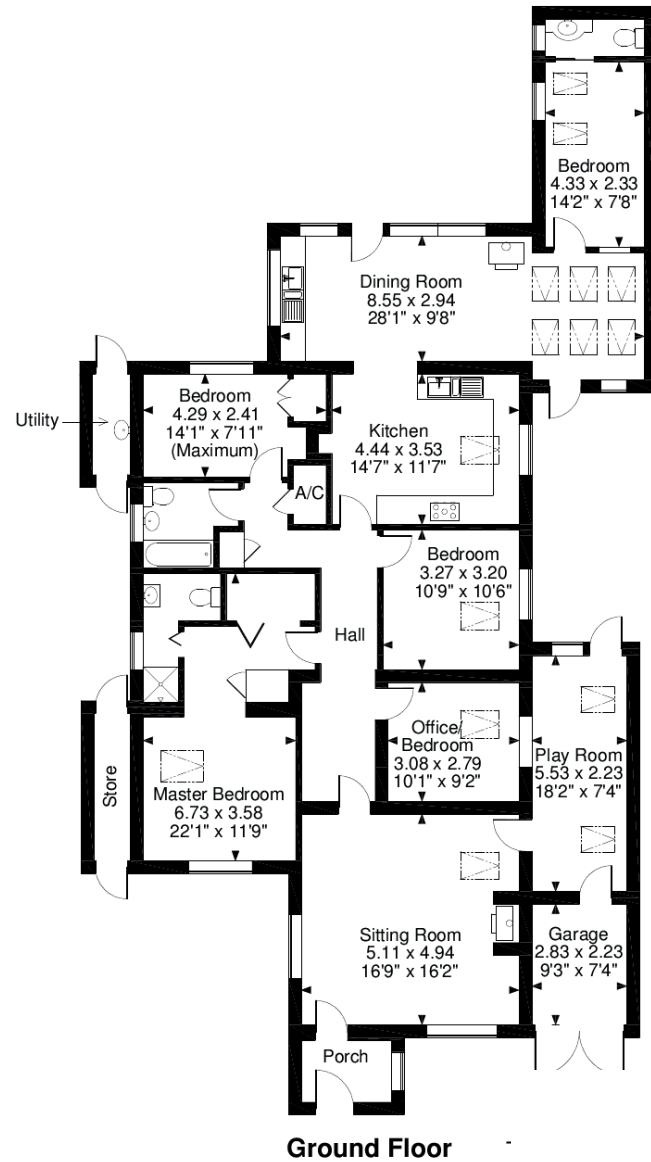
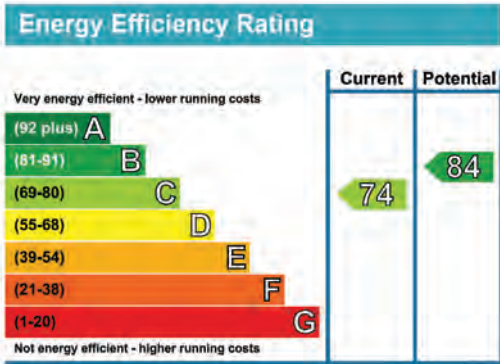
# Step inside

## Treetops

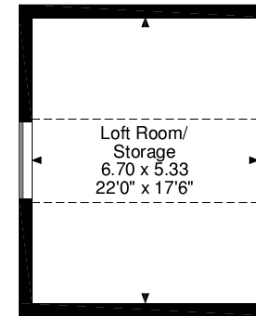
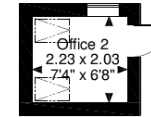
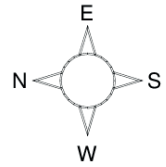
Situated in a semi-rural location, an extremely spacious four/five bedroom home in this popular commuter village within 1.6 miles of junction 8A of the M40 offering excellent access to London, Oxford and Birmingham. Haddenham and Thame Parkway is 6 miles away with mainline services to London Marylebone within 40 minutes, Oxford and Birmingham. The property has a good sized triple aspect sitting room with multi fuel stove and a particular feature is the spacious living kitchen which opens onto mature, private well stocked gardens. 5 bedrooms, 2 en-suite, off road parking, and garden office provide additional flexibility to this well-proportioned family home.

Tiddington is a small South Oxfordshire village with the Fox and Goat gastro pub and restaurant and is within the Great Milton primary school catchment area. There are playing fields, garage, cricket club and village hall where the post office resides one afternoon a week. There is a frequent bus service to Oxford, Aylesbury, Haddenham and Thame Parkway station. The vibrant market town of Thame is 5 miles away with Waitrose, Crew Clothing, Fat Face, White Stuff outlets, doctors, dentists, schools, restaurants, churches of various denominations and public houses.





**Ickford Road Tiddington, Thame**  
**Approximate Gross Internal Area**  
**Main House = 1937 Sq Ft/179 Sq M**  
**Garage = 68 Sq Ft/6 Sq M**  
**Utility & Store = 55 Sq Ft/5 Sq M**  
**Office = 49 Sq Ft/5 Sq M**  
**Loft Room = 385 Sq Ft/35 Sq M**  
**Total = 2494 Sq Ft/230 Sq M**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
 The position & size of doors, windows, appliances and other features are approximate only.  
 --- Denotes restricted head height  
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Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2017 Fine & Country Ltd. Registered in England and Wales. Company Reg. No. 700540. Registered Office. Andrews Estate Agents Ltd, The Clockhouse, Bath Hill, Keynsham, Bristol BS31 1HL Printed 14.08.17





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