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bonners & babingtons

Back Street  
Tetsworth



# Back Street Tetsworth OX9 7AW

**Offers in Excess: £425,000**

A beautifully presented 2 bedroom detached period cottage with parking, that has been renovated throughout by the current owner, and now offers contemporary living, but full of charm & original character. Private driveway for 2 cars.

This quaint cottage is entered through a small porch, perfect for leaving muddy boots after countryside walks. This leads through to the bright yet cosy main reception room that oozes with character and style. To the left is a relaxed seating area in front of a beautifully restored inglenook fireplace with wood burning stove. Exposed beams complement the entire room and lead to the dining area that benefits from views of the pretty front garden. There are French doors out to the rear enclosed courtyard and clever fitted storage, that not only is useful for shoes and coats, but has plumbing for a washing machine and also houses the boiler.

The kitchen is a contemporary style built with superior products, and offers ample waist and eye level units, integrated slimline dishwasher and fridge freezer, quartz worktops, electric oven and induction hob and premium extractor fan. There is back door access and a further luxury bathroom; renovated to include a Victorian high level traditional toilet, roll top bath with overhead rainfall shower, and antique style heated towel rail.

Upstairs are two large double bedrooms with the master boasting large, fitted wardrobes, feature fireplace and plenty of space for dressing table or seating area. The view is of the front garden from both rooms, with the second bedroom having a dual aspect with views also of the sunny courtyard.

Outside: The rear west facing courtyard garden is a sociable suntrap, the perfect place to unwind in complete seclusion and enjoy the afternoon sun. There is gated side access to the street and separate gate to the front garden. The property benefits from two private parking spaces situated opposite the house with ample space for bin stores.





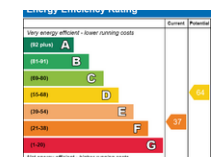


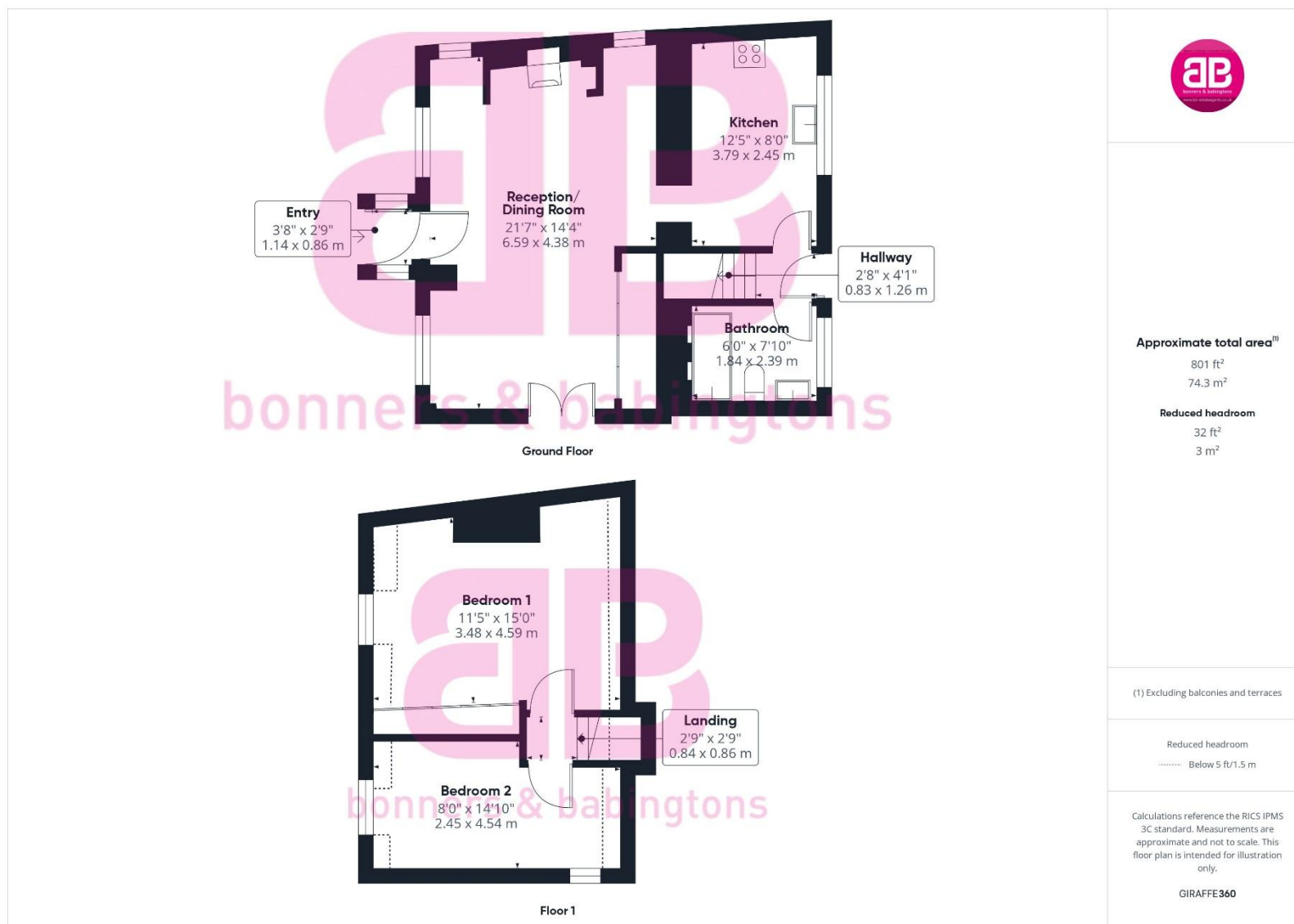
Other notable features; LPG gas, modern double glazing

#### Location

Tetsworth is a sought after Oxfordshire village with a number of local amenities. The village is home to the nationally renowned Swan Antiques centre, and the highly regarded Swan at Testworth Restaurant. The Red Lion pub overlooks the large village green, and offers a well stocked shop. The village Sports and Social Club run popular football and cricket teams, and the village hall puts on events throughout the year. Tetsworth Primary School is rated OFSTED Good, and the village is in Lord Williams catchment, an OFSTED Outstanding secondary school with a school bus from the village. The market town of Thame is 5 miles away and offers well know names including Waitrose, independent shops, restaurants, and a weekly market. M40 access is within 5 miles, and the M25 is 25 miles away. Haddenham and Thame Station is 8 miles away, and the 24 hour Oxford Tube coach to London stops at the Lewknor Turn, less than 5 miles away. There is a village bus service to Oxford and High Wycombe.

Council Tax Band: D





#### Disclaimer

We endeavour to make our particulars accurate and reliable. They are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate and photographs provided for guidance only. No undertaking is given as to the structural condition of the property, or any necessary consents, or the operating ability or efficiency of any service, system or appliance. Prospective purchasers must satisfy themselves with regard to each of these points. If there is any particular aspect of the property about which you would like further information, please contact us, especially, before you travel to the property. B2170

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