

# Tetsworth

2 The Mount | Tetsworth | Oxon | OX9 7AF





Price £385,000

## ACCOMMODATION

Steps up to front door into porchway  
Open plan sitting room with fireplace  
Dining area with side aspect  
Kitchen with range of base and wall units  
Conservatory opening up from kitchen  
Downstairs bathroom and separate toilet  
Main bedroom on first floor with fireplace  
2<sup>nd</sup> bedroom with staircase to 3<sup>rd</sup> bedroom  
Enclosed rear garden with patio area  
Attached garage with parking area



A Victorian end of terrace cottage set on an elevated position within the popular village of Tetsworth. The property is offered with NO ONWARD CHAIN. There are steps leading up to the internal front porch which in turn opens into a light and airy open plan sitting room / dining room with fireplace and double aspect windows to both the front and side. The kitchen has a range of base and wall units with built in oven and a



freestanding dishwasher. There is a door from the kitchen into the conservatory which has plumbing for the washing machine & boiler. There is a downstairs bathroom with separate toilet. On the first floor the main bedroom has a feature fireplace whilst the 2<sup>nd</sup> bedroom has a staircase leading to the 3<sup>rd</sup> bedroom which has lovely views from the velux windows. Externally the rear garden is south westerly & fully enclosed with patio area and further ground to the rear. To the front of the property there is a single garage which is attached to the property with a parking area to the front

## KEY FEATURES

- A Victorian end of terrace cottage with three bedrooms over two floors
- Situated in the popular village of Tetsworth with easy access to M40
- Spacious sitting / dining room with double aspect windows to front & side
- Benefitting from attached garage with parking space to the front
- Walking distance to the local amenities and village green
- Please call Colombs to arrange a suitable to view on 01844 214421
- Offered For sale with NO ONWARD CHAIN





## TETSWORTH

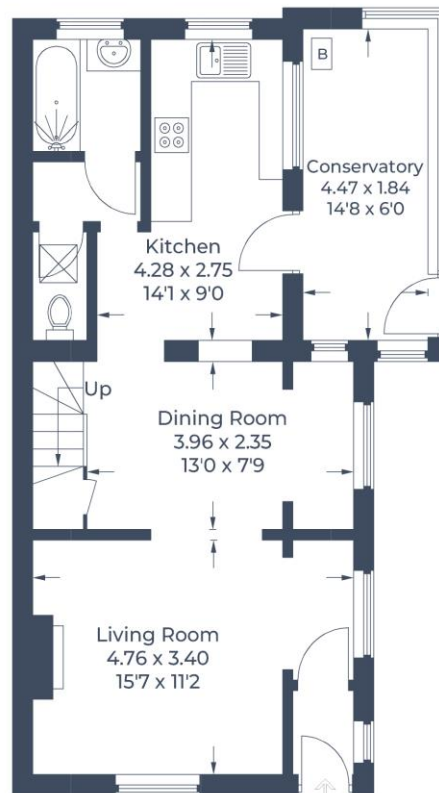
Tetsworth is small village with a large village green with popular sports club and cricket ground with a wonderful community. There is a popular antiques shop / restaurant, local shop and village pub as well as a local shop. Tetsworth also has a popular Primary School and falls within the catchment area for the renowned Lord Williams's School in Thame. The M40 allows easy access to London, Birmingham and Oxford making it an ideal village for commuter. It is surrounded by beautiful countryside with a vast range of public footpaths and bridleways connecting the local villages.

Local Authority – South Oxfordshire District Council

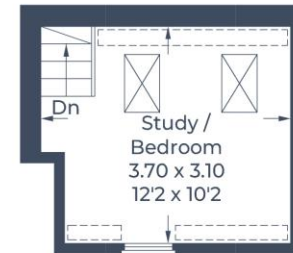
Council Tax - D

EPC - E

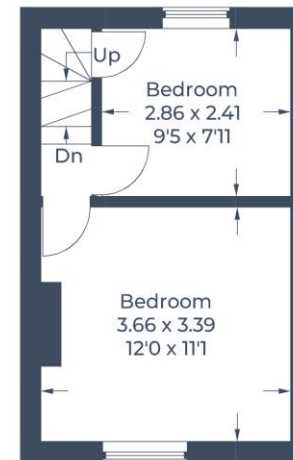
Approximate Gross Internal Area  
 Ground Floor = 55.1 sq m / 593 sq ft  
 First Floor = 21.8 sq m / 235 sq ft  
 Second Floor = 11.0 sq m / 118 sq ft  
 Garage = 15.1 sq m / 162 sq ft  
 Total = 103.0 sq m / 1,108 sq ft



**Ground Floor**

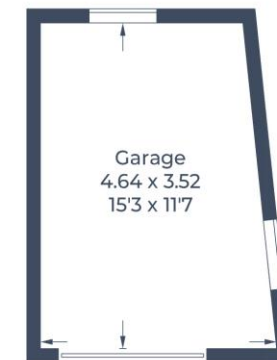


**Second Floor**



**First Floor**

= Reduced headroom below 1.5m / 5'0"



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale.  
 © CJ Property Marketing Produced for Colombbs



1 Swan Walk, Upper High Street, Thame, Oxon, OX9 3HN  
**01844 214421**  
 thame@colombbs.co.uk

**www.colombbs.co.uk**

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.