





# 11 North Close, Tiddington, Oxfordshire, OX9 2LT



## Accommodation

### Ground Floor

Entrance Hall, Sitting Room, Kitchen/Breakfast Room, Dining Room, Conservatory.

### First Floor

Landing, Three Double Bedrooms, Bathroom, Shower Room.

### Outside

Front and Rear Gardens, Garage, Parking.

## 11 North Close

Conveniently situated between Thame and Oxford in this popular south Oxfordshire village, this is a thoughtfully extended and spacious, very well presented, end terrace, three double bedroom, modern family home. The property benefits from landscaped front and rear gardens, the latter with lovely far reaching rural views, parking and a garage.

Downstairs, there is a good size sitting room with a fireplace, a fully fitted modern kitchen with integrated appliances and a breakfast bar, a large triple aspect dining room and a conservatory which overlooks the garden, taking advantage of the countryside views. Upstairs, there are three double bedrooms, two with built-in wardrobes, a family bathroom and a shower room.

Outside, the front garden is enclosed by a low-level wall and gravelled with a path leading to the front door. The rear garden is enclosed by wooden panel fencing to the sides and picket fence to the rear, with planted borders and gravel paths, a timber deck and a garden shed. To the side is a single garage with parking to the front of it.





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## Tiddington

Tiddington is a popular village situated approximately four miles from Thame and nine miles from Oxford. It has excellent links to the M40 and benefits from being on a regular bus route from Aylesbury to Oxford via Thame and Haddenham, including Haddenham and Thame Parkway railway station, which makes easy commuting to London, Oxford and Birmingham. Local amenities include a village hall with modern facilities, a popular gastro-pub and a cricket club.

For a wider selection of amenities, the historic market town of Thame and the village of Wheatley are both about three miles away. They both have a good range of facilities including, a leisure centre, pubs, cafés and restaurants, high street stores and supermarkets. Schooling is available in the area at all levels. Further and more comprehensive facilities can be found in Oxford and Aylesbury, about 6 and 12 miles away respectively.



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## Directions

From our town centre offices, leave Thame in westerly direction on the Oxford Road. Upon reaching the roundabout, take the second exit onto the A418, heading towards Oxford. Upon entering Tiddington, take the first right turn into Ickford Road and the second right into North Close. No.11 can be found at the bottom of the road, straight ahead.

## Transport Links

M40 Motorway (Junctions 6, 7 & 8) - circa 1.5 miles.

Haddenham and Thame railway station - circa 5.5 miles.

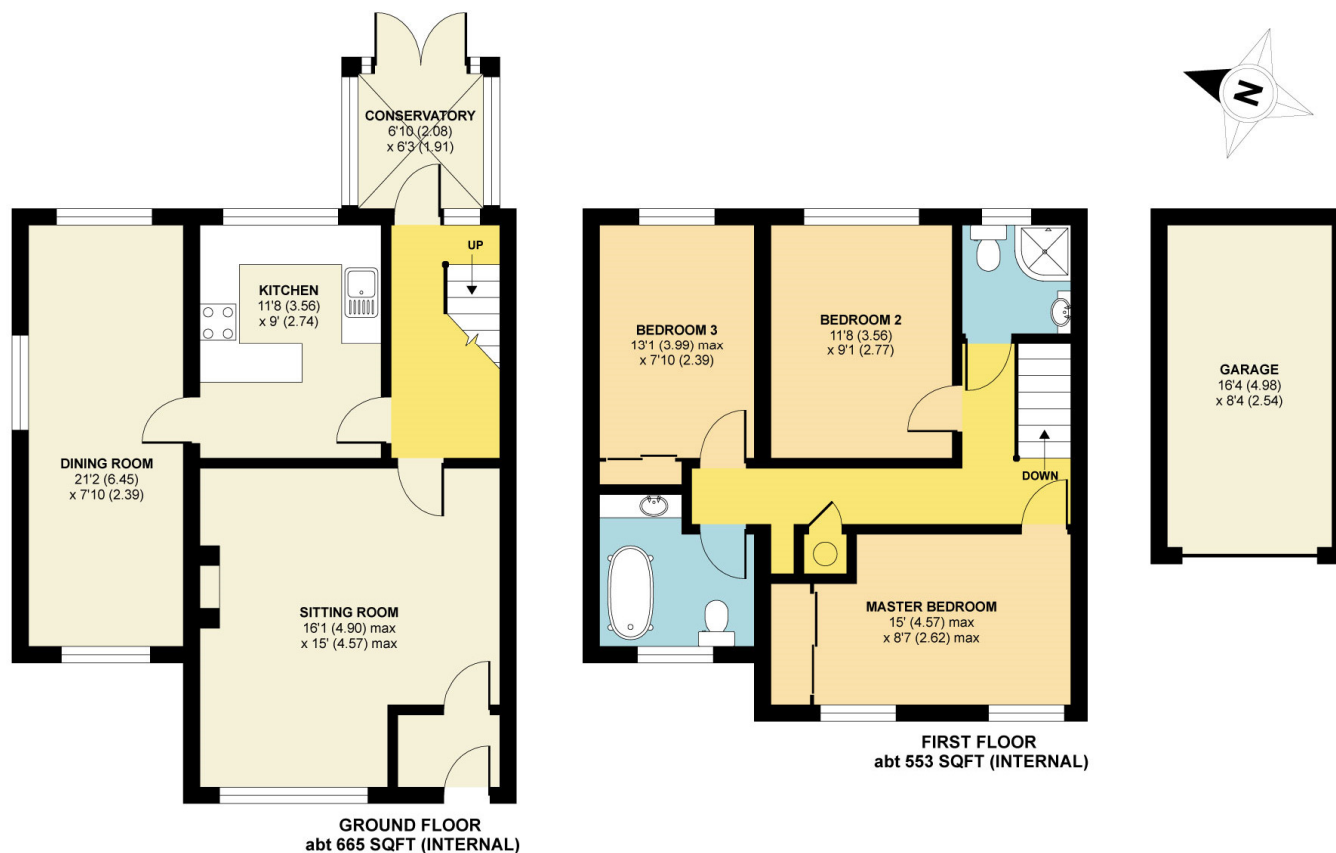
Arriva Sapphire local bus route 280 to Aylesbury, Haddenham, Thame and Oxford.

## Broadband

Average broadband speed – 67 Mbps.

## Tenure

Freehold.



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## North Close, Tiddington, Thame, OX9

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## Services

Mains Electricity, Gas, Water and Drainage.

## Local Authority

South Oxfordshire District Council

## Tax Band

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