



ICKFORD ROAD
TIDDINGTON

TIM RUSS
& COMPANY



Ickford Road, Tiddington, Oxfordshire, OX9 2LR

AN EXTENDED AND VERY WELL
PRESENTED FOUR BEDROOM DETACHED
BUNGALOW SAT UPON A GENEROUS PLOT
IN THIS POPULAR VILLAGE LOCATION.

GUIDE PRICE £565,000



The Property

Having undergone both side and rear extensions and a loft conversion, this detached home offers excellent living accommodation over two floors. The dual aspect sitting room is a lovely size, with a bay window, gas stove and parquet flooring. There is a designated study area, refitted family bathroom, double bedroom, dining room and spacious kitchen / breakfast room overlooking the garden to the rear. The kitchen features a range of wall and base units with wooden work surfaces over, space for appliances including space for an American style fridge / freezer and a breakfast table, large enough to seat 4 adults comfortably. Completing the ground floor there are two further double bedrooms and a second, recently fitted bathroom. This side of the property could make for an ideal annexe set up, should the need arise.

The second floor is comprised of a generous master bedroom, measuring in excess of 18' and an accompanying dressing room. There is eaves storage on either side, a velux window to the side and second window to the rear enjoying views to the fields beyond.

Outside

Externally, there is a substantial gravelled driveway providing off-road parking for several vehicles. There is a retaining low level brick wall, gated side access leading around to the rear garden and an electric car charge point. An array of mature planting ensures a pleasant

outlook from the sitting room and study area. The garden to the rear is on two levels. Immediately adjoining the property is a paved terrace making for an ideal entertaining space, with steps leading down the remainder. Predominantly laid to lawn, there is a variety of planted beds and borders with further seating areas and a large garden shed. The garden is fully enclosed with timber panel fencing.

Location

Tiddington is a quaint village situated just west of Thame and 9 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.

Thame is approximately 4 miles, and the large town of Aylesbury and Oxford City Centre are 12 miles. The village is served by a regular bus service with access to both Oxford and Aylesbury. Access to the M40 at J8A is just a couple of miles away.

Post code for SatNav: OX9 2LR

Mortgage

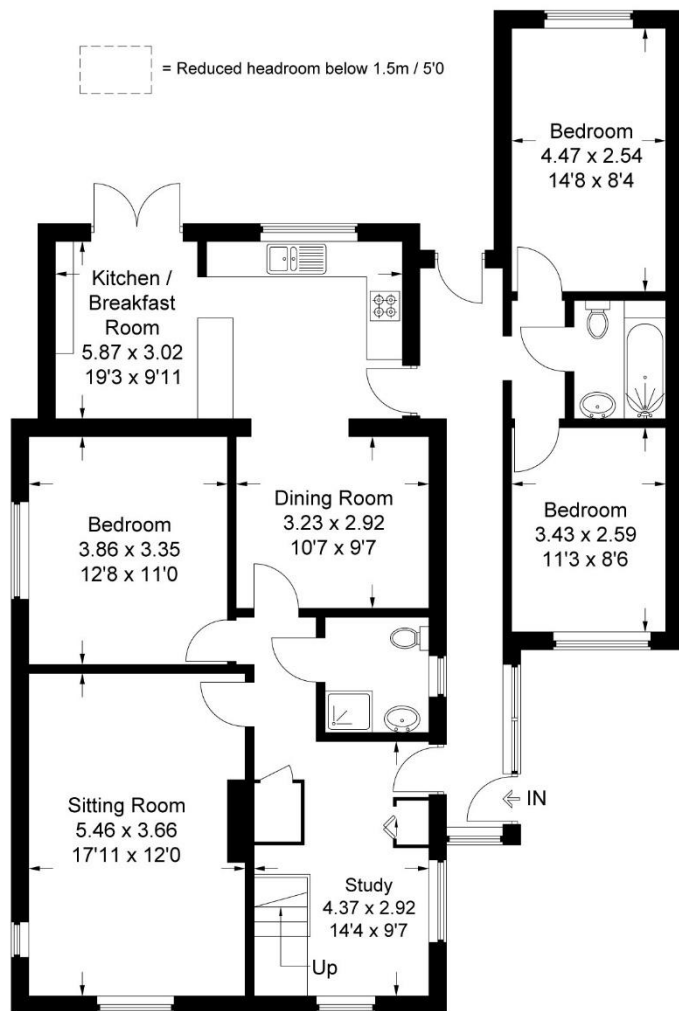
Contact your local Tim Russ & Company office who can introduce you to their professional financial advisor.

Additional Information

- **Council Tax Band - D**
- **EPC Rating – D**
- **Services** – Mains electricity, water, drainage and gas fired central heating
- **Local Authority** – South Oxfordshire District Council
- **Tenure - FREEHOLD**

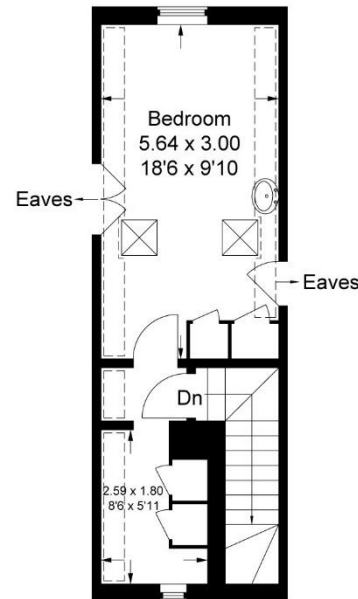
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20 Ickford Road

Approximate Gross Internal Area
 Ground Floor = 124.1 sq m / 1,336 sq ft
 First Floor = 28.4 sq m / 306 sq ft
 Total = 152.5 sq m / 1,642 sq ft



Ground Floor

First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

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