



MORGAN & ASSOCIATES

VILLAGE PROPERTY CONSULTANTS

The Old Post Office, Tiddington, OX9 2ND



TIDDINGTON

Tiddington is a well-connected village situated approximately three miles from Thame and four miles from the M40 motorway. The village enjoys a thriving community with a popular cricket club, village hall, The Fox & Goat public house, and a local garage. Surrounded by beautiful countryside with an extensive network of footpaths and bridleways, Tiddington offers easy access to both the M40 and the mainline station at Haddenham & Thame Parkway. A regular bus service runs through the village to Thame, Aylesbury, and Oxford, and the area is conveniently placed for access to Heathrow and Birmingham airports.

Primary schooling is available in the neighbouring village of Great Milton, with secondary education in Thame and Wheatley. For commuters, train services from Haddenham & Thame Parkway provide fast and frequent links to London Marylebone in approximately 38 minutes. The historic city of Oxford offers an excellent range of shopping, cultural, sporting, leisure, and educational facilities.

Bedrooms 4 | Bathrooms 1 | Receptions 2 | EPC n/a



THE OLD POST OFFICE

The Old Post Office is a stunning and characterful grade II listed home dating back to the late 1600s, thoughtfully interior-designed by HÁM Interiors. The design blends period charm with beautiful colour schemes, high-end finishes, and bespoke joinery - creating a home that is both practical and effortlessly elegant.

The accommodation includes a welcoming entrance hall with generous storage and a guest cloakroom. Off the hall is a versatile room, ideal as a playroom, study, or exercise space, complete with built-in storage. Through to the fabulous dual-aspect sitting room, you'll find exposed beams, wood flooring, impressive ceiling height, and an imposing inglenook fireplace housing a wood-burning stove and the original bread oven.

The kitchen/dining room extension, accessed through the sitting room, overlooks the garden and combines style with functionality. It features herringbone tiling, underfloor heating, a central island with induction hob and ceiling extractor, and bi-fold doors opening onto the low-maintenance garden, which includes a patio, lawn, and garden shed.

Off the sitting room, a staircase with glass balustrade leads to a light-filled landing. To one side are two double bedrooms - including the magical "woodland bedroom" with en-suite WC - and a family bathroom with a free-standing roll-top bath and large walk-in shower. Further along the landing is a third bedroom with a mezzanine level, perfect for a study nook, den, or additional storage. The principal bedroom is particularly impressive, featuring an exposed stone wall, skylight, and a full wall of fitted wardrobes.

Beautifully decorated throughout, The Old Post Office offers an exceptional balance of historic character and contemporary comfort - a truly outstanding village home.



The Old Post Office, Tiddington, Thame

Approximate Gross Internal Area

Main House = 151 Sq M/1617 Sq Ft

Outbuilding = 8 Sq M/85 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RIC's Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by Morgan and Associates and no guarantee as to their operating ability or their efficiency can be given.



SERVICES

Mains gas, mains water and mains drainage.

South Oxfordshire District Council

Council Tax Band E

**VIEWINGS STRICTLY BY APPOINTMENT
THROUGH MORGAN & ASSOCIATES**

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