



20 Swan Gardens  
Thame, Oxfordshire  
OX9 7BN

Guide Price £799,950

**RB** REASTON BROWN

## A Significant Five Bedroom Detached Family Home Set on a Corner Plot, With An Open Living / Dining Room, Kitchen With Separate Utility Room, Detached Double Garage, and Parking For Several Cars

**20 Swan Gardens**, is a delightful detached family home nestled on a corner plot. This well-designed home spans three floors and features five generously proportioned bedrooms, ensuring ample space. The warm and inviting entrance hall welcomes you in, leading to a spacious sitting room adorned with a timeless open fireplace. The sitting room seamlessly transitions into a dining area, which then flows into a practical kitchen, equipped with matching wall and floor cupboards offering plentiful storage and finished nicely with a complementary work surface, creating a harmonious hub for cooking, dining, and socialising. Adjacent to the sitting room, you'll discover a delightful conservatory that opens to a private rear garden. Conveniently located near the entrance, a utility room, study, and a cloakroom complete the ground floor accommodation.

Moving up to the first floor, you'll find the primary bedroom, boasting an en-suite shower room along with ample wardrobe space. This level also accommodates two further bedrooms and a recently renovated family bathroom. As you make your way to the third floor, you will discover two more spacious double bedrooms.

Outside, the property boasts a double garage and plenty of private parking. The east-facing rear garden is private, accentuated with a carefully designed patio and lawn area, perfect for relaxation and play. Double glazed with oil to radiator heating throughout. EPC: E Council Tax: G

### Situation

Tetsworth is a highly sought after village, which is within easy, drive of the M40 motorway. There is a village inn, and a large historical building which is now The Swan Antique Centre and Restaurant. The Lion on The Green is the local village inn that overlooks the village green with children's play area, and there is also a club house and regular sporting activities. There is a very good primary school, and a church. The M40 junction 6 & 7 are a short drive away with access to London and the northern networks. There are railway stations at Princes Risborough, Haddenham and Oxford. The market town of Thame is where further facilities can be found, including supermarkets, health centre, individual shops, churches, schools, library, recreational facilities etc. Tetsworth is also in the catchment area for the well renowned Lord William's Secondary School in Thame.

*The property comprises the following with all dimensions being approximate only. Please note that Reaston Brown has not tested appliances or systems and no warranty as to condition or suitability is confirmed or implied.*

*Any prospective purchaser is advised to obtain verification from their Surveyor or Solicitor.*







20 Swan Gardens, Tetsworth, Oxfordshire, OX9 7BN

All measurements of walls, doors, windows and fitting and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.



*Viewing is Strictly by Appointment through Reaston Brown*

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