



2 Blackthorne Rise, Tetsworth,  
Oxfordshire, OX97DZ

Guide Price £900,000

**RB** REASTON BROWN



## A Five Bedroom Modern House With Five Reception Rooms, In Excess of 2375 Sq Ft, Two Ensuites & A Family Bathroom, Double Garage, Enclosed Rear Garden And Off Road Parking.

**2 Blackthorne Rise** is a spacious, five bedroomed property presented in stunning decorative order throughout using tasteful colours and natural materials. The beautiful light filled entrance hall opens into the main reception rooms and study. The good sized living room has a gas fire with surround and pocket doors leading to the light filled dining room which overlooks the rear garden with patio door access. The Kitchen/Family area is fitted with light grey shaker style cupboards with Silestone worktops, which incorporating an integrated dishwasher, double fridge/ freezer, microwave, double cooker, five burner gas hobs with chimney extractor hood, a door leads to the utility room with sink and plumbing for washing machine, door to the double garage and direct access to the rear garden. The cloak room completes the ground floor. The first floor has five double bedrooms, three with built in storage. The master bedroom overlooks the rear and has an ensuite bathroom with Walk-in shower enclosure with thermostatic digital shower including drench head. Bedroom two has ample space with its dual aspect views and benefits from an ensuite. The family bathroom comprises of a white suite with separate bath and shower, the décor. Outside the block Pavia driveway has parking for several cars, large double garage which benefits from automatic door opener. The enclosed rear garden has a patio the length of the property and lawn laid with herbaceous borders. Double glazed PVCu throughout with LPG gas central heating controlled by Hive and Photovoltaic Solar Panels. EPC Rating =C Council Tax Band = G Estate management fee: £250PA. Built by Croudace Homes in 2020, who have been awarded an HBF 5 Star. The property when built would be covered by NHBC Buildmark for 10 years. Freehold

### 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.*











**Approx. Gross Internal Floor Area 2376 Sq Ft (220.77 Sq M)**

**2 Blackthorne Rise, Tetsworth, Thame, Oxfordshire, OX9 7DZ**

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

**REASTON BROWN**



*Viewing is Strictly by Appointment through Reaston Brown*

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