



7 North Close,  
Tiddington, Oxfordshire,  
OX9 2LT

Offer in Excess of £325,000

**RB** REASTON BROWN

## A Charming Two-Bedroom Bungalow Situated at the End of a Quiet Cul-De-Sac, Backing Onto Open Countryside. Featuring a Private Garden, Off-Road Parking, and Garage, with Potential for Cosmetic Updating.

**7 North Close** is a charming two-bedroom semi-detached bungalow located at the end of a peaceful cul-de-sac, offering a perfect blend of village tranquillity and countryside views as it backs onto open fields. The bright living room is welcoming with its front aspect windows, providing plenty of natural light. The kitchen features wall and base units, a breakfast bar, an electric oven with gas hob, an extractor, and space for a washing machine. A door from the kitchen leads directly to the garden, making it ideal for outdoor access.

The master bedroom is generously sized to accommodate a king-size bed, while the second bedroom offers versatility as a guest room or home office. While the property would benefit from some cosmetic updating, it provides a wonderful opportunity to create a personalized and comfortable home.

The private rear garden offers a peaceful retreat, perfect for enjoying outdoor relaxation, dining, or gardening. The property also benefits from off-road parking and a garage for additional storage or practical use.

With easy access to local amenities, public transport, and the village pub, this bungalow is perfect for those looking for a quiet, countryside lifestyle with the convenience of nearby services. The serene setting, combined with the property's potential, makes this an excellent choice for those seeking both comfort and opportunity.

EPC: D | Council Tax: D | Gas Central Heating to Radiators

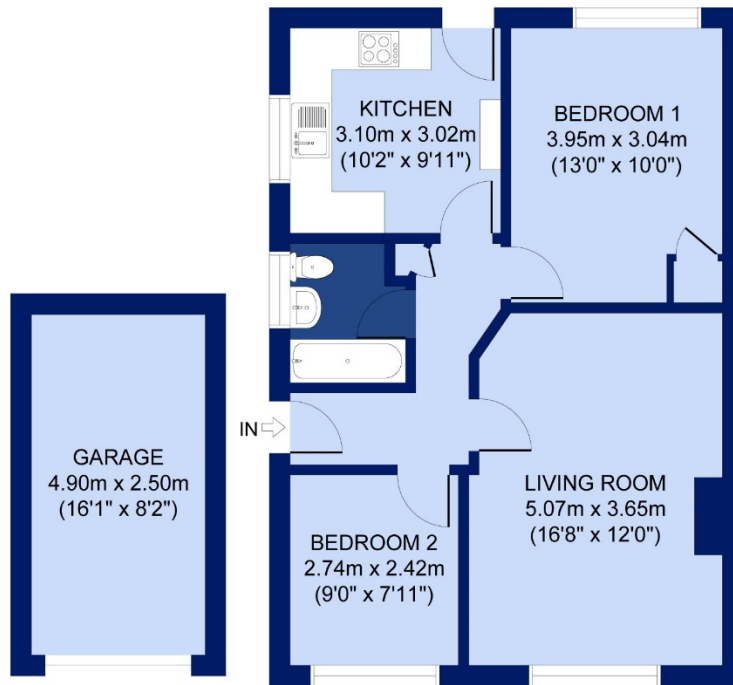
### Situation

**Tiddington** is a highly sought after village which is situated close to the market town of Thame and the dreaming spires of Oxford, both accessed by regular bus services. Tiddington has a village hall, a recreation ground, an active cricket club and the Fox and Goat gastro pub and is surrounded by beautiful countryside with many interesting walks. It is in the catchment area for the renowned Lord William's Secondary school in Thame and Ickford Primary school, in the neighbouring village of Ickford, which is in the top twenty on the National League Tables. Ickford also has a beautiful Church, Post Office and shop, public house, village hall and tennis courts. The train station in nearby Haddenham has direct trains into London Marylebone (fastest journey time 34 minutes). The M40 is within easy travelling distance for access to London, Birmingham and the Northern networks.

*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.*







**GARAGE**

APPROX. GROSS INTERNAL FLOOR AREA 746 SQ FT / 69 SQ M  
7 NORTH CLOSE, TIDDINGTON OX9 2LT

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 Reaeton Brown*

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