



12 Albury View,  
Tiddington, Oxfordshire,  
OX9 2LY

Guide Price  
£495,000

**RB** REASTON BROWN

## Beautifully Presented Three-Bedroom Home with Countryside Views, a Generous Garden Backing onto Open Fields, Dual Aspect Living Space, Garage, and a Well-Appointed Kitchen in a Peaceful Village Setting.

**12 Albury View** is a beautifully presented 1,209 Sq Ft three-bedroom family home with stunning countryside views and a garden that backs directly onto open fields. Light and well proportioned throughout, the property offers an ideal layout for modern family living in a peaceful village setting.

A bright and airy hallway welcomes you into the home, leading immediately to the sitting room a generous dual-aspect space filled with natural light. This flows into the dining area, where patio doors open directly onto the garden, encouraging a seamless indoor-outdoor lifestyle.

The kitchen, accessible from both the hallway and dining area, is traditionally styled and enjoys an open rural outlook. A window above the sink offers charming views across the fields. The kitchen is arranged to accommodate freestanding appliances, including an oven, washing machine, and fridge, and includes a built in larder cupboard.

Upstairs, the landing leads to three bedrooms and the family bathroom. The principal bedroom is a spacious double with a built-in wardrobe and views to the front. Bedroom two is rear facing, overlooking the garden and the rolling countryside beyond. Bedroom three, also to the front, is well-suited as a guest room, nursery, or home office. The bathroom features a white suite with a bath and overhead shower, a vanity unit, WC, and a chrome heated towel rail.

The rear garden is a real highlight mainly laid to lawn, generous in size, and backing onto open fields, it offers a tranquil outdoor retreat perfect for relaxing or entertaining.

The property also benefits from an integral garage with power, a separate storeroom, and rear garden access, making it ideal for storage or workshop use.

**EPC: C | Council Tax Band: D | Freehold | Gas Central heating**

### Situation

**Tiddington** is a highly sought after village situated close to the historic market town of Thame and the world-famous city of Oxford, home to the dreaming spires and accessed by regular bus services. The village boasts a strong community spirit with amenities including a village hall, recreation ground, active cricket club, and the popular Fox and Goat gastro pub. Surrounded by beautiful countryside, Tiddington offers a variety of scenic walks right on your doorstep.

The village falls within the catchment area for Great Milton Church of England Primary School, a well-regarded village school known for its nurturing environment and strong academic performance. There is also a local bus service connecting Tiddington with Great Milton, making the school easily accessible for families.

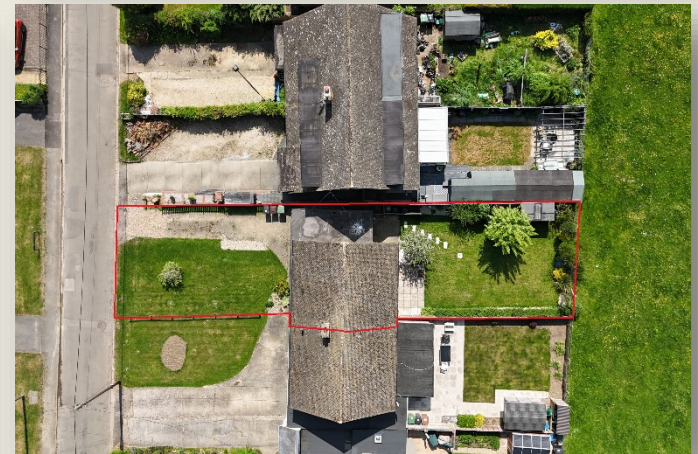
For secondary education, the area is served by Wheatley Park School, located nearby. A regular bus services connect Tiddington with Wheatley, providing convenient transport options for students.

The nearby village of Ickford offers further amenities including a picturesque church, a local post office and shop, public house, village hall, and tennis courts.

Tiddington is also well-connected for commuters: Haddenham & Thame Parkway station provides direct rail services to London Marylebone with a fastest journey time of just 34 minutes, while the M40 motorway is within easy reach for travel to London, Birmingham, and beyond.

*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 Intrnal Floor Area 1209 Sq Ft / 112.3 Sq M  
12 Albury View, Tiddington, Oxfordshire, OX9 2LY

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.

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