



RB
REASTON BROWN
FOR SALE
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5 Brookside Close,
Tiddington, Oxfordshire,
OX9 2LS

Offers In Excess Of £375,000

RB REASTON BROWN

This Charming Three-Bedroom Family Home, Complete With A Versatile Loft Conversion, Is Set In A Highly Sought-After Village And Offers A Warm, Inviting Atmosphere Throughout. Front And Rear Gardens, Along With A Private Garage And Convenient Parking, Provide The Perfect Blend Of Comfort And Practicality For Modern Family Living.

Upon entering, you are welcomed into a useful porch, before stepping into the inviting sitting room. Filled with natural light, this comfortable space centres around a charming fireplace and features sleek LVT flooring. The sitting room flows into the dining area, creating a lovely open feel, and from here you continue through to the kitchen. Bright and functional, the kitchen is fitted with white wall and floor cabinets, complemented by tiled finishes and delightful views across the garden. A door from the kitchen opens into the rear hallway, which in turn leads to the ground floor cloakroom- thoughtfully designed to include space for the washing machine. This room has been recently refurbished by the current owners, adding a fresh and modern touch.

Stairs rise to the first floor, where you will find two well-proportioned double bedrooms one overlooking the front and one to the rear. The front bedroom benefits from an alcove and fitted cupboards while the second bedroom features a built-in cupboard and is currently arranged as a child's bedroom. A family bathroom serves this floor, fitted with a white suite that includes a bath with a power shower, offering a clean and modern aesthetic.

The loft conversion, completed prior to the current ownership, provides a generous master bedroom on the second floor. This bright and airy space enjoys excellent natural light from the windows, fitted wardrobes, and a beautifully presented en-suite shower room with shower, basin and WC, refurbished by the present owners.

Outside, the property benefits from a front and rear garden which has a large fully insulated and plastered Cabin with electric currently used as a small business and a garage, both offering valuable storage, parking, and versatility. Gas central heating Council Tax C EPC D

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.

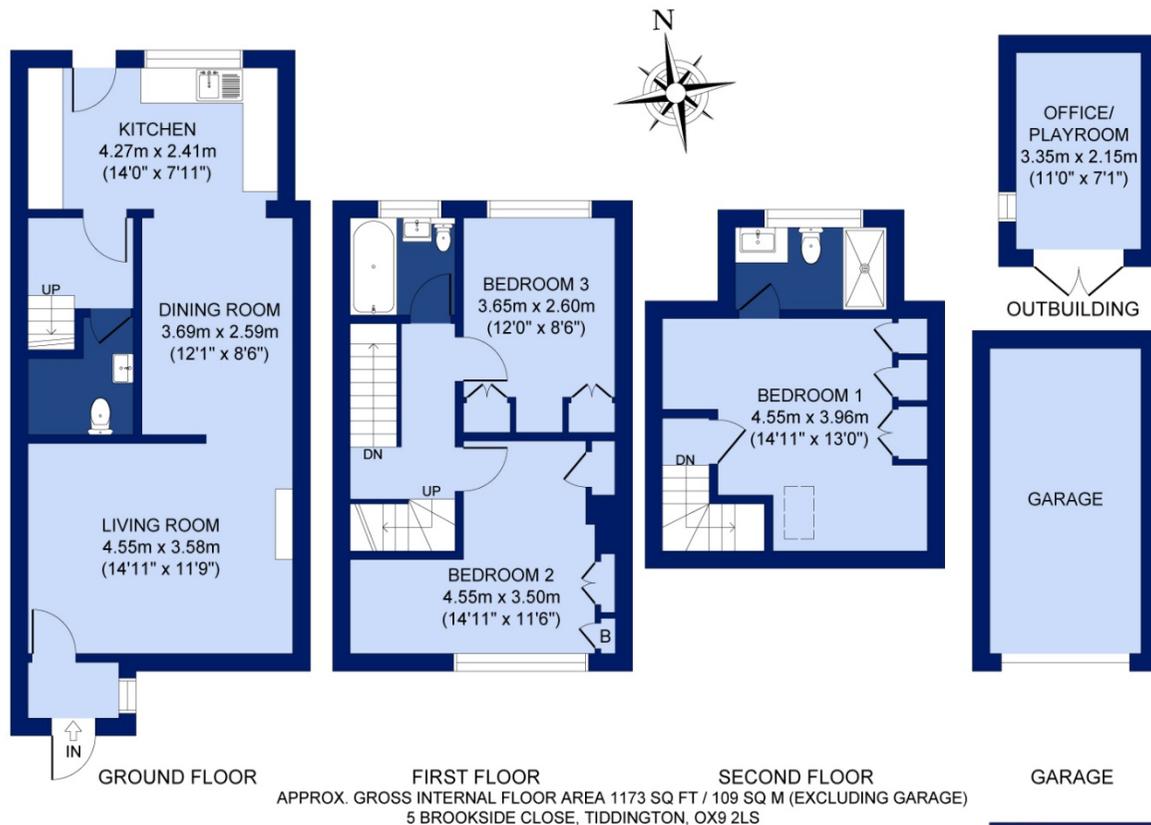
The nearby village of Ickford offers further amenities including a picturesque church, a local post office and shop, public house, village hall, and tennis courts.

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.







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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