



8 Albury View,  
Tiddington, Oxfordshire,  
OX9 2LY

Offers In Excess Of  
£400,000

**RB** REASTON BROWN

# A Three-Bedroom Village Home Offering Countryside Views, Dual-Aspect Living, Garage and Generous Garden Backing Onto Open Fields, Presenting an Excellent Opportunity for Re-modernisation.

**8 Albury View** is a three-bedroom family home offering 1252 Sq Ft of accommodation, with outstanding open countryside views, and presenting an excellent opportunity for a purchaser seeking a property in need of modernisation and refurbishment. Set back from the road, the house benefits from a substantial front garden and driveway providing off-road parking for multiple vehicles. Upon entering, a spacious entrance hallway provides access to the main ground-floor rooms, with a front reception room leading through an archway into the dining area. From here, doors open into a conservatory overlooking the rear garden and countryside beyond, while to the side sits the kitchen, which enjoys a pleasant outlook over the garden and includes direct access to the rear. A ground-floor WC and utility is also located off this area. The ground floor offers excellent scope for reconfiguration, subject to the necessary consents. Stairs rise to the first floor, where the landing leads to three bedrooms and the family bathroom. The principal bedroom is positioned to the front and features built-in wardrobes, while the second bedroom is to the rear, also with fitted storage and enjoying far-reaching rural views across open fields. The third bedroom is located to the front and would suit a guest room, nursery, or home office. The family bathroom comprises of a shower, WC, and wash basin. The rear garden is a particular highlight, mainly laid to lawn and backing directly onto open countryside, with a shed and greenhouse and excellent potential for landscaping or extension, subject to planning. Overall, this is a sizeable village home offering space, parking, and views, ideal for buyers looking to create a bespoke property through renovation. No onward chain. **Internal Images have been edited to remove personal items.**

**EPC: D | 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.

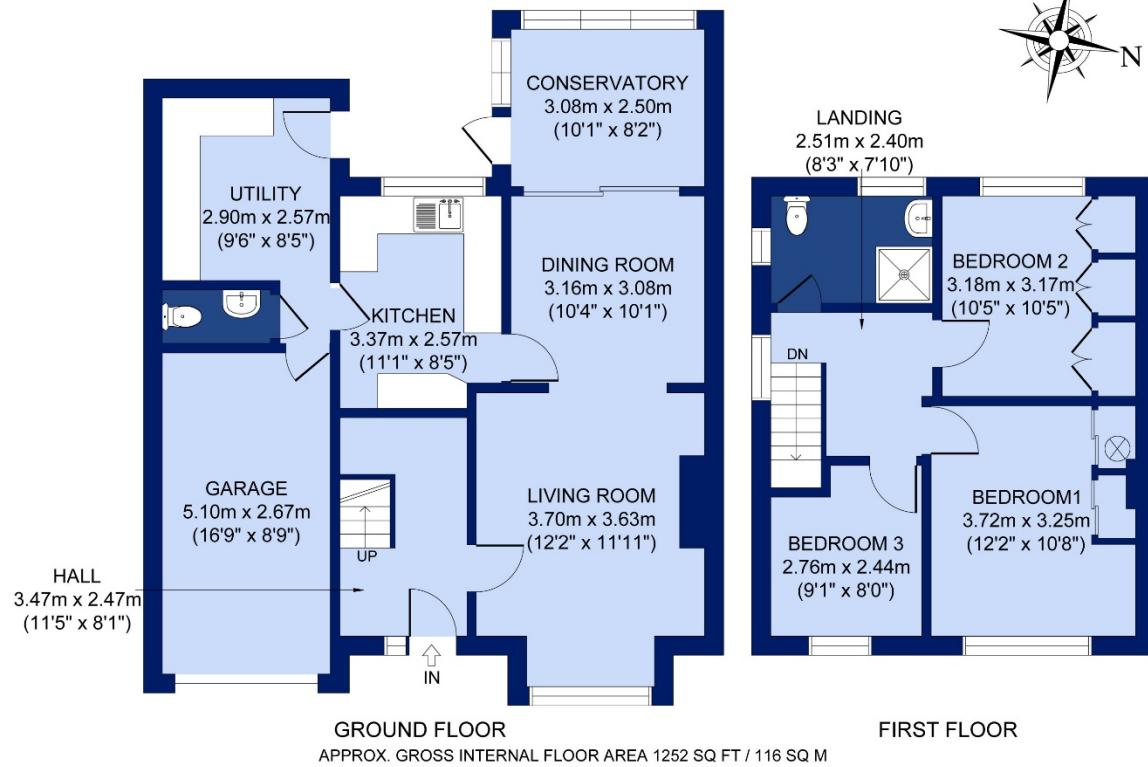
The nearby village of Ickford offers further amenities including a picturesque church, a local post office and shop, public house, village hall, and tennis courts.

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.*







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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