



King James Cottage,
Tiddington, Oxford Road,
Oxfordshire, OX9 2LH

Guide Price £685,000

RB REASTON BROWN

Beautifully Presented Three Bedroom Family Home With Stylish Open Plan Kitchen/Dining Room, Sitting Room With Log Burner, Principal Bedroom With Ensuite, Landscaped Garden With Pergola, And Generous Driveway Parking Backing Onto Open Countryside.

King James Cottage is a beautifully presented three-bedroom home offering stylish and well-balanced accommodation arranged over two floors, ideally suited to modern family living and entertaining. The property opens into a welcoming entrance hall with staircase rising to the first floor and useful understairs storage. A stylish cloakroom is finished with panelled walls and a white suite comprising wash basin and WC. To the front of the property sits a generous sitting room featuring a charming log burner and a square bay window fitted with shutters, creating a warm and inviting reception space. Glazed bifold doors connect the sitting room with the impressive kitchen/dining room, allowing the spaces to be opened for entertaining and creating a wonderfully light and sociable environment. The kitchen/dining room forms the heart of the home and is fitted with contemporary grey shaker-style units complemented by quartz worktops. Integrated appliances include a gas hob, eye-level oven, microwave combination oven, dishwasher, built-in fridge and freezer, along with a built-in wine fridge, ideal for entertaining. Bifold doors open directly onto the patio and rear garden, while ceramic tiled flooring completes the space. Underfloor heating runs throughout the ground floor. Upstairs, a bright landing with an oak handrail and three windows leads to three well-proportioned bedrooms. The principal bedroom enjoys peaceful rear-facing views across the garden and surrounding countryside and benefits from fitted wardrobes and a modern ensuite shower room with walk-in rainfall shower and ladder radiator. Two further bedrooms provide flexible accommodation, ideal for family living, nursery space or a home office. The family bathroom is well appointed with a bath, separate shower, vanity unit and underfloor heating. Externally, the property is approached via a generous gravel driveway providing parking for several vehicles, enclosed by gates, fencing, and mature laurel hedging. The rear garden is mainly laid to lawn with several patio areas, including a raised terrace with pergola and a large garden space that offers excellent potential for extension. This area is also ideal for a garden office plot, perfectly positioned to take advantage of the far-reaching views across the surrounding countryside towards the Chiltern Hills. King James Cottage is conveniently located for access to the market town of Thame, offering a wide range of shops, restaurants and amenities, while regular bus routes provide easy connections to Oxford and the surrounding villages. EPC: B | Council Tax: E | Gas Central Heating to Radiators & Underfloor. Around 5 years building warranty.

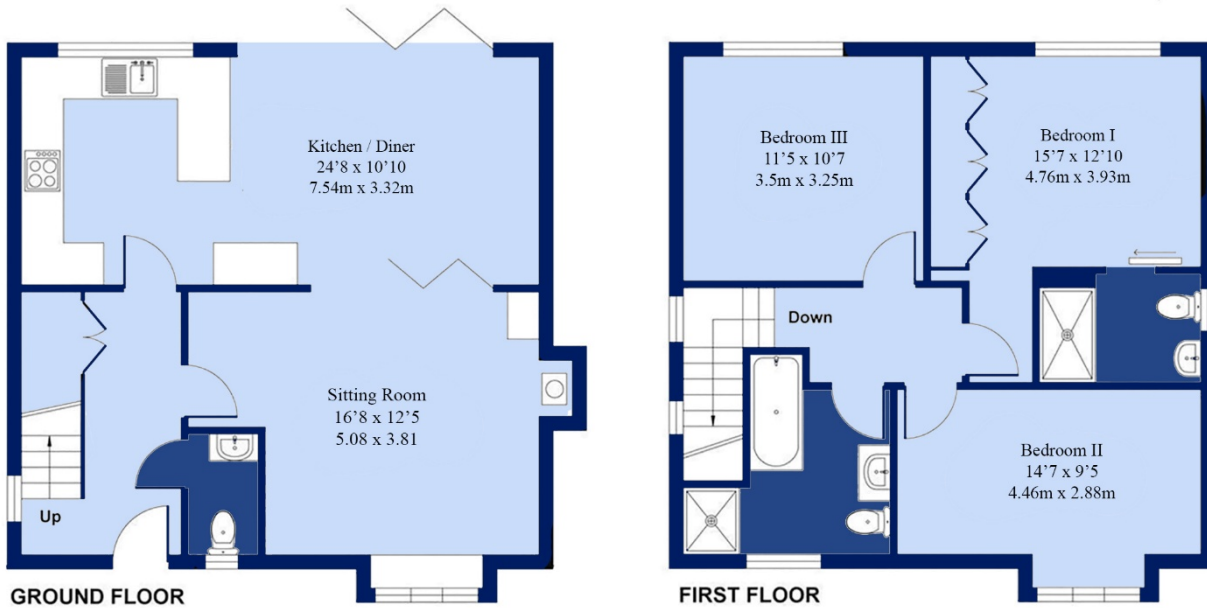
Situation

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.







Approx. Gross Internal Floor Area 1184 Sq FT / 110 Sq M
King James Cottage, Oxford Road, Tiddington, Oxfordshire, OX9 2LH

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.



Viewing is Strictly by Appointment through Reaston Brown

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