



MORGAN & ASSOCIATES

VILLAGE PROPERTY CONSULTANTS

10 Chiltern View, Tetsworth, OX9 7AL



TETSWORTH

Located in the picturesque South Oxfordshire village of Tetsworth centred around a large attractive village green. 10 Chiltern View is ideally positioned for someone seeking village life but requiring great access to communications and to the amenities offered by a larger town or city. Oxford is only 14 miles distant and offers extensive shopping and leisure facilities. Local amenities can be found in the nearby market town of Thame and the M40 provides excellent access to London and the Midlands. There is also a frequent fast train service to London from the mainline station of Haddenham & Thame Parkway and a village bus service to Oxford and High Wycombe.

Tetsworth has a thriving and sociable village community and offers an excellent range of amenities including the well supported village pub and adjoining shop, the renowned Swan Antiques Centre and a village hall with an active programme of community events. There is also a primary school, church and a village Sports and Social Club which runs popular football and cricket teams. The Oxfordshire Golf Club and the Waterstock Golf Club are also nearby.

Bedrooms 2 | Bathrooms 1 | Receptions 2 | EPC E



10 CHILTERN VIEW

10 Chiltern View is a characterful barn conversion full of charm, tucked away down a no-through lane in the highly popular South Oxfordshire village of Tetsworth. Tetsworth offers the best of both worlds - village life with excellent transport links, just 5 minutes from the M40 (J7) and 10 minutes from Thame.

The property is entered via a side porch with guest cloakroom, leading into the heart of the home, a cosy sitting room with beamed ceilings, a large fireplace with working wood-burning stove, and French doors opening to the paved terrace. The adjoining kitchen provides plenty of space for dining, while the light filled conservatory with utility area, creates a seamless connection to the garden - perfect for summer living. The ground floor has a warm and welcoming atmosphere and is well presented throughout.

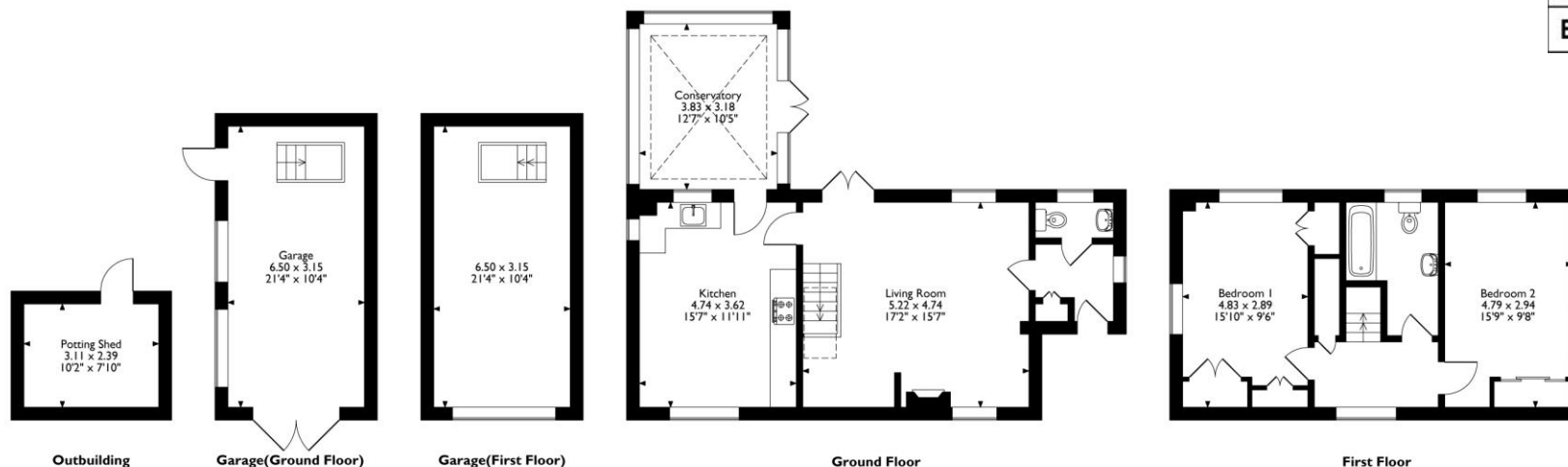
Upstairs, the home offers two double bedrooms and a bathroom with a shower over the bath.

Externally, there is a generous garden, partly laid to lawn with mature hedging providing privacy, established beds and a paved terrace ideal for outdoor entertaining. To the side, there is ample driveway parking and a garage with excellent potential – either as a self-contained annexe (STPP) or to link to the main house.

This is a wonderful home.



10, Chiltern View, Tetsworth, Thame, Oxfordshire
 Approximate Gross Internal Area
 Main House = 104 Sq M/1120 Sq Ft
 Garage = 40 Sq M/430 Sq Ft
 Outbuilding = 7 Sq M/75 Sq Ft
 Total = 151 Sq M/1625 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

SERVICES

Oil fired central heating, mains water and mains drainage.

South Oxfordshire District Council

Council Tax Band E

VIEWINGS STRICTLY BY APPOINTMENT THROUGH MORGAN & ASSOCIATES

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RIC's Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by Morgan and Associates and no guarantee as to their operating ability or their efficiency can be given.

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