

Tiddington

1 Sandy Lane Estate | Tiddington | Oxon | OX9 2LJ



Price £625,000

ACCOMMODATION

Extended & remodelled to a high standard
Ample driveway parking to the front
Sitting room with door to rear garden
Superb kitchen/dining area with island
Utility room with door to side and rear
Main bedroom with en suite shower room
2nd & 3rd bedroom both with front aspect
Modern & contemporary bathroom
Enclosed rear garden with feature pond
** NO ONWARD CHAIN **



No 1 Sandy Lane Estate has been extended and remodelled by the current vendors to a particularly high specification where no attention to detail has been spared. The property offers spacious accommodation with delightful views over the landscaped rear garden with ornamental pond and seating areas to enjoy entertaining and al fresco dining in the summer months. The kitchen / dining area has been thoughtfully designed with a range of base and wall units, integrated appliances and a well appointed central island.



The dining area is situated to the rear left hand side of the kitchen in an enclosed booth area. The utility is entered through a unique 'hidden' door and has access to the side garden. The main bedroom has a range of built in wardrobes and en suite shower room whilst bedroom two and three both have a front aspect. The third bedroom is currently being used as a study. Externally the rear garden is fully enclosed with high tech lighting system with LED strip recessed spotlights, pond and wall lighting giving a lovely ambience in the evening. A robot lawnmower is housed in a docking area to the side of the garden and a garden shed with power. To the front there is ample car parking with LED downlights and CCTV cameras.

KEY FEATURES

- A stunning bungalow with a modern and contemporary twist throughout
- Extensively remodelled and extended by the current vendors
- High spec electrical system installed both internally and externally
- Two gas fired Worcester Bosch combi boilers & water softener in kitchen
- Underfloor heating in kitchen/diner, utility, main bedroom & bathroom
- Regular bus stop to both Oxford and Aylesbury direct from outside
- Please call Colombs on 01844 214421 to arrange a suitable time to view



TIDDINGTON

Tiddington is a small village situated 4 miles from Thame and 9 miles from the City of Oxford with excellent links to the M40 and a regular bus route from Aylesbury to Oxford via Haddenham Mainline station giving access to London Marylebone. There is a lively village community and a thriving village hall holding many social events as well as a popular Cricket Club and Women's Institute. The popular Fox & Goat public house offers excellent food and accommodation. Golf clubs are close by at Waterstock and The Oxfordshire Golf Club. There is an excellent range of education including Wheatley Park School and Lord Williams's in Thame as well as private schools within Oxford and the surrounding areas.

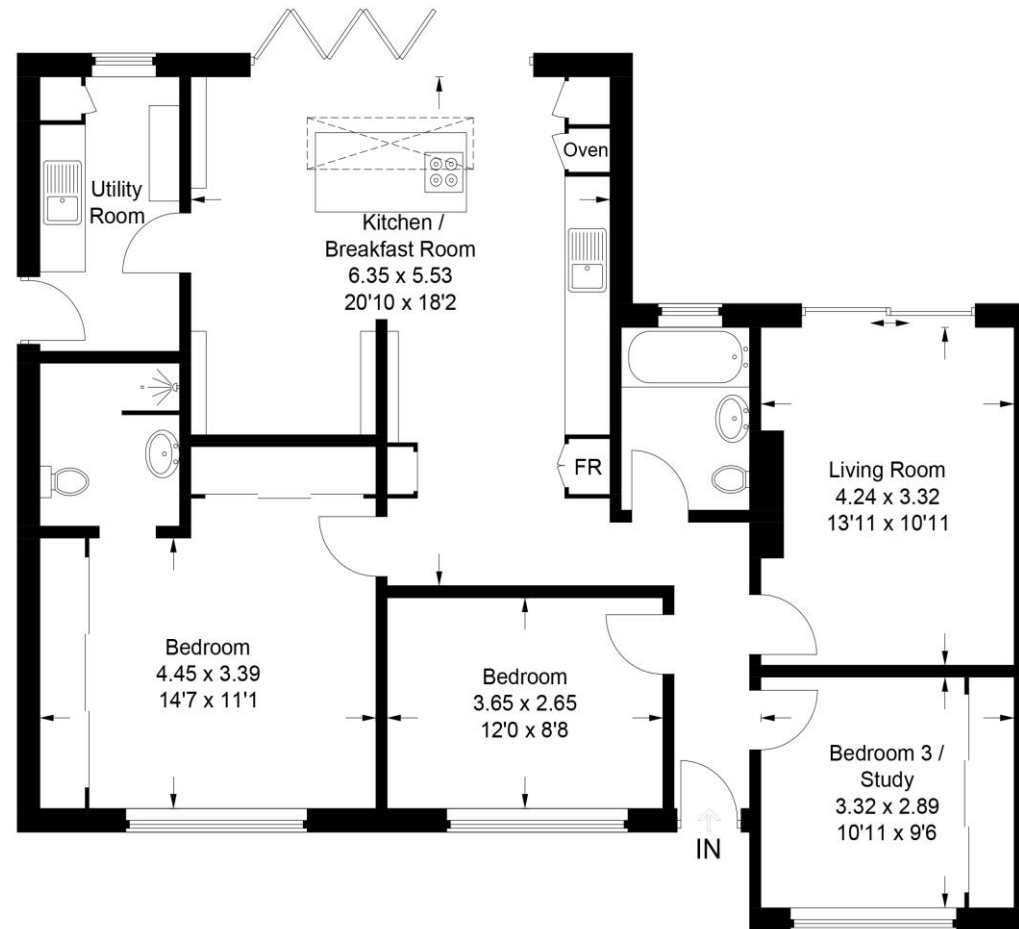
Local Authority – South Oxfordshire District Council

Council Tax - C

EPC - C

1 Sandy Lane Estate

Approximate Gross Internal Area = 107.2 sq m / 1,154 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.