



MORGAN & ASSOCIATES

VILLAGE PROPERTY CONSULTANTS

Well Cottage, Tiddington, OX9 2ND



TIDDINGTON

Tiddington is a well-connected village situated approximately three miles from Thame and four miles from the M40 motorway. The village enjoys a thriving community with a popular cricket club, village hall, The Fox & Goat public house and a local garage. Surrounded by beautiful countryside with an extensive network of footpaths and bridleways, Tiddington offers easy access to both the M40 and the mainline station at Haddenham & Thame Parkway. A regular bus service runs through the village to Thame, Aylesbury and Oxford and the area is conveniently placed for access to Heathrow and Birmingham airports.

Primary schooling is available in the neighbouring village of Great Milton, with secondary education in Thame and Wheatley. For commuters, train services from Haddenham & Thame Parkway provide fast and frequent links to London Marylebone. The historic city of Oxford offers an excellent range of shopping, cultural, sporting, leisure, and educational facilities.

Bedrooms 3 | Bathrooms 1 | Receptions 2 | EPC D



WELL COTTAGE

Well Cottage is a charming character property, tucked away in a private and peaceful no-through close shared with just a small number of neighbouring homes.

The ground floor is currently arranged with two well-proportioned reception rooms, both of which are dual aspect and feature fireplaces alongside attractive character details, including exposed beams and stonework. The kitchen is positioned to the front of the property. The current layout would benefit from some reconfiguration and updating, offering plenty of scope for a new owner to reimagine the generous accommodation to suit their needs.

A back door from the second reception room provides access to the rear of the property, while a lawned garden is tucked away to the side of the cottage and is accessed through the garden store. The property also benefits from private parking for several cars.

Upstairs, there are three bedrooms together with a family bathroom.

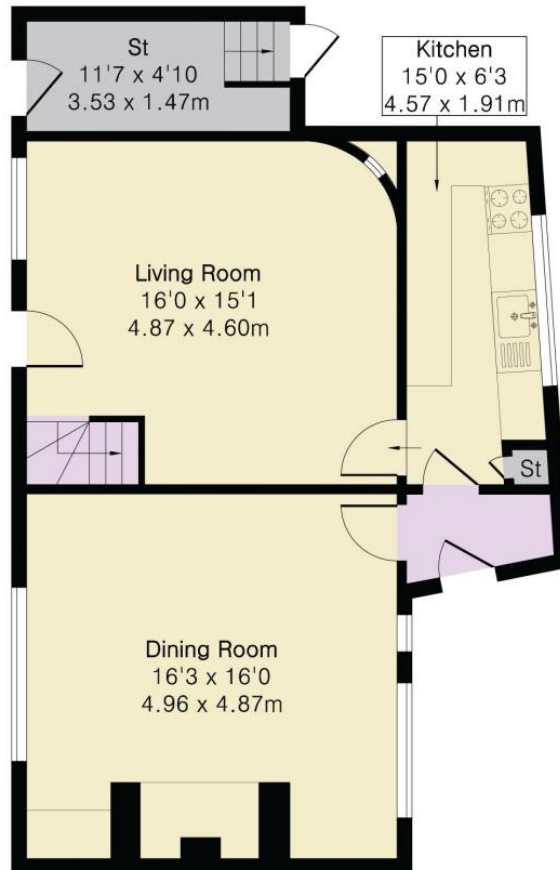
With its wealth of character, peaceful setting and excellent potential for improvement, Well Cottage offers an exciting opportunity to create a wonderful individual home in Tiddington and is offered to the market with no onward chain.



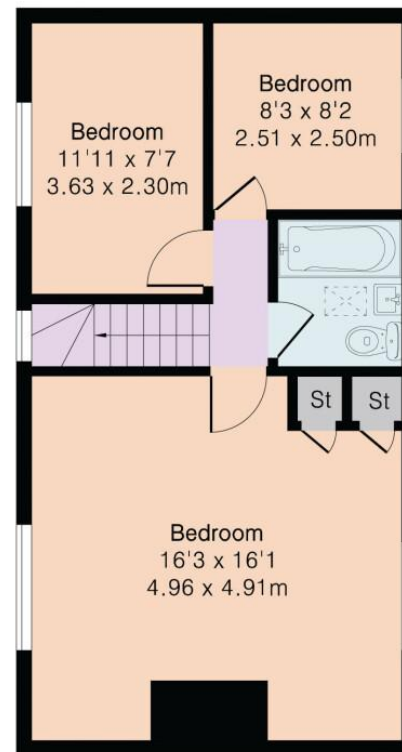
Approximate Gross Internal Area 1205 sq ft - 112 sq m

Ground Floor Area 692 sq ft – 64 sq m

First Floor Area 513 sq ft – 48 sq m



Ground Floor



First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	64	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

SERVICES

Mains gas, 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.

Morgan & Associates

The Old Garage, The Green, Great Milton, OX44 7NP

Tel: 01844 279990 | Email: property@morganandassociates.co.uk

www.morganandassociates.co.uk



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