



bonners & babingtons

Blackthorn Rise  
Tetsworth

# Blackthorn Rise Tetsworth OX9 7DZ

Offers in Excess of: £525,000

An immaculately presented modern 3 bedroom property situated with a quiet cul de sac location, boasting a fabulous kitchen/diner, spacious reception room, ensuite master bedroom, outside purpose built office, carport, countryside walks.

The property consists of: entrance hallway that leads you to the spacious reception room, with pretty bay window, useful understairs storage cupboard and double glass doors to the kitchen/dining room.

This fabulous room is the real heart of the home, a great place to socialise with friends or simply for the family to gather at the end of a busy day. There are ample waist and eye level units with integrated oven and dishwasher, gas hob and space for a free standing fridge freezer. There are French doors to the rear enclosed South West garden. In addition there is a separate laundry room with sink, further storage and space for washer and dryer.

Upstairs; the master bedroom has built in wardrobes with sliding doors, views over farm land and an en-suite shower room with heated towel rail and vanity unit. Bedroom two is a double overlooking the rear garden and bedroom three is a single room benefiting from it's own air conditioning unit. The modern family bathroom has a bath and overhead shower, heated towel rail and vanity unit.

Outside; The South Westerly facing garden is mainly laid with faux grass, has a sociable seating area and boasts space that could be used as a covered barbecue and dining area. The real gem however, is the purpose built 12'11" x 9'1" home office/games room with power and lights, it's own heating/AC unit and is fully insulated. There is side access to the carport and driveway for three cars.





From the end of the small development are fabulous countryside walks. Other notable features; Part boarded loft with pull down ladder, solar panels for the hot water, calor gas heating, EV charger and outdoor power points, remaining NHBC warranty

**Location**  
Tetsworth is a sought after Oxfordshire village with a number of local amenities. The village is home to the nationally renowned Swan Antiques centre, and the highly regarded Swan Restaurant. The Red Lion pub overlooks the large village green, and offers a well stocked shop. The village Sports and Social Club run popular football and cricket teams, and the village hall puts on events throughout the year. Tetsworth Primary School is rated OFSTED Good, and the village is in Lord Williams catchment, an OFSTED Outstanding secondary school with a school bus from the village. The market town of Thame is 5 miles away and offers well know names including Waitrose, independent shops, restaurants, and a weekly market. M40 access is within 5 miles, and the M25 is 25 miles away. Haddenham and Thame Station is 8 miles away, and the 24 hour Oxford Tube coach to London stops at the Lewknor Turn, less than 5 miles away. There is a village bus service to Oxford and High Wycombe.

Council Tax Band D

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



Ground Floor Building 1



Floor 1 Building 1



Approximate total area<sup>(1)</sup>  
1036.02 ft<sup>2</sup>  
96.25 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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**Disclaimer**

We endeavour to make our particulars accurate and reliable. They are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate and photographs provided for guidance only. No undertaking is given as to the structural condition of the property, or any necessary consents, or the operating ability or efficiency of any service, system or appliance. Prospective purchasers must satisfy themselves with regard to each of these points. If there is any particular aspect of the property about which you would like further information, please contact us, especially, before you travel to the property. B2170

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