



Swan Gardens
Thame

www.bb-estateagents.co.uk



bonners & babingtons



A beautifully presented 4 bedroom detached family home set within a sought after quiet, leafy cul-de-sac in the heart of the village.

Swan Gardens, Tetsworth, Thame, Oxfordshire, OX9 7BN

Guide Price: £900,000

- 4 Bedroom Detached Family Home
- Master Bedroom with Ensuite Facilities
- Bedroom 2 With Ensuite Facilities
- Double Garage
- Home Office
- 3 Reception Rooms
- Separate Utility Room
- Dual Aspect Reception Room with Wood Burning Stove
- Large Driveway
- Southwest Facing Garden



19 Station Road, Chinnor, Oxfordshire, OX39 4PU

01844 354554

chinnor@bb-estateagents.co.uk

rightmove

onTheMarket

Zoopla.co.uk

naei propertymark
PROTECTED



Tetsworth

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 at Testworth 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.



Description

A beautifully presented 4 bedroom detached family home set within a sought after quiet, leafy cul-de-sac in the heart of the village.

The property comprises; a spacious entrance hall where all rooms lead from, with understairs cupboard and downstairs cloakroom.

There are double doors leading to the main dual aspect reception room with attractive bay window to the front and French doors to the rear garden. There is a magnificent fireplace with log burning stove and feature exposed brickwork and a second door through to the formal dining room. The dining room is bright and airy with a bay window overlooking the garden and further door to the hallway and another to the contemporary kitchen that has oak worktops and breakfast bar, stainless steel features, including a wonderful range cooker and sink, ample storage and rear French doors to the garden and side patio. The kitchen and dining room could easily be combined to create a fabulous open plan family space.

The utility is next to the kitchen and has plumbing for white goods, storage cupboards and a door to the side garden. Also downstairs is the home office that overlooks the front garden and drive.

There are four generous sized bedrooms upstairs, all with fitted wardrobes. The master suite boasts his/hers wardrobes and a large modern ensuite with rainfall shower, vanity unit and heated towel rail.

Bedroom two also benefits from ensuite shower facilities, with heated towel rail and vanity unit and bedrooms 3 and 4 are both bright and airy with views of the rear garden. The family bathroom has a bath and separate shower, heated towel rail and vanity unit.



Outside: The rear South Westerly Garden is mainly laid to lawn with apple and twisted hazel trees and colourful shrubs and plants surrounding. There is a large sociable patio area with plenty of space for outdoor furniture and barbecue, the patio wraps around to the side of the house and kitchen door, where there is a further raised patio, perfect for morning coffee. To the front of the property is the double garage with power and lights and ample off-road parking on the generous drive.

Other notable features include oil central heating with one year old boiler and oil tank, path to the village green nearby, double glazing throughout



General Remarks and Stipulations

Tenure

Freehold

Services

Mains drains, water, electricity, oil central heating

EPC Rating

TBC

Local Authority

South Oxfordshire

Important Notice

Bonnars & Babingtons, their clients and any joint agents give notice that:

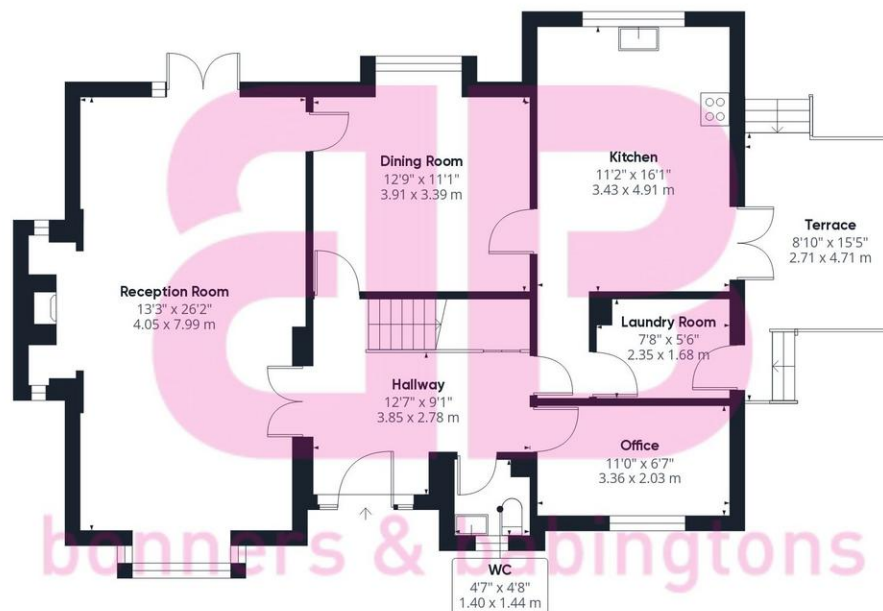
1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Bonnars & Babingtons have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

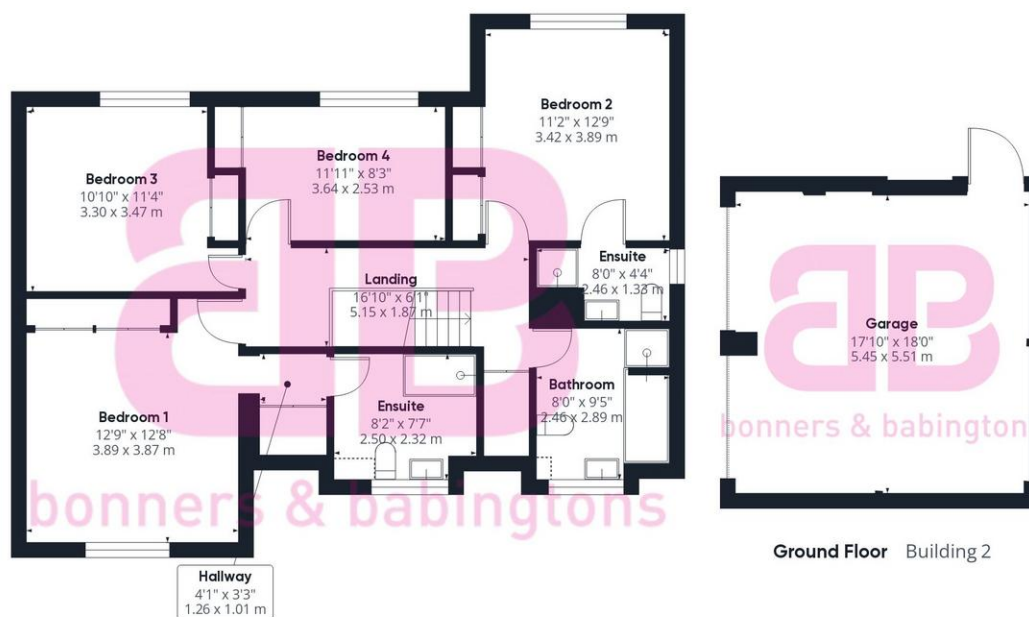
Viewing

Strictly by appointment with
Bonnars & Babingtons





Ground Floor Building 1



Ground Floor Building 2

Floor 1 Building 1

Approximate total area⁽¹⁾

2211.75 ft²

205.48 m²

Balconies and terraces

122.06 ft²

11.34 m²

Reduced headroom

4.17 ft²

0.39 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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.

GIRAFFE360

