



bonners & babingtons

Blackthorn Rise
Tetsworth

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OX9 7DZ

Offers in excess of £700,000

An immaculately presented 4 bedroom detached family home, built only 6 years ago to a high specification and situated on a no through road within a small modern development in a desirable village and within easy reach of transport links to London and Oxford. No onward chain.

This lovely family home comprises; entrance hallway with doors to all rooms and staircase to first floor. The current owners have added a contemporary brick effect chimney breast and wood burning stove to the main reception room making it a cosy yet bright space. The second reception room is perfect for formal entertaining, or as is currently used, as a playroom.

The kitchen/dining room is the heart of the home at the rear of the property with views of the garden and French doors out from the seating area. There are ample waist and eye level units, integrated fridge/freezer and dishwasher, double oven and gas hob and a sociable breakfast bar. There is a door to the separate utility room with plumbing for white goods, ample cupboard storage and door to the back garden. The kitchen also has door access to the integral garage; this could be converted to additional living STPP. A convenient wc and understairs storage cupboard completes the ground floor.

Upstairs: The master suite is situated at the back of the property with views over the garden, and has fitted wardrobes, and an en-suite shower room with double shower, vanity unit and heated towel rail. Bedroom two is a generous double that has a sunny dual aspect and built in wardrobe. Along with bedroom three and four, to the front of the house, it is serviced by the family bathroom that comprises; bath and separate shower, heated towel rail and vanity cupboard.

Outside; The landscaped rear garden is laid mainly to lawn with borders of mature shrubs and colourful plants, including an apple tree. There is a sunny raised patio area for relaxing and entertaining, additional paved space for a large shed with electricity and side access that leads to the driveway parking and attached garage.

Other notable features; LPG gas central heating, remaining NHBC warranty, shutters to all rooms, boarded loft with ladder.





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.

Tenure: Freehold

Council Tax Band: F



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Less energy efficient - lower running costs	Current	Potential	Less environmentally friendly - lower CO ₂ emissions	Current	Potential
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(40-54) E			(40-54) E		
(29-39) F			(29-39) F		
(1-28) G			(1-28) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		



Approximate total area⁽¹⁾

1746 ft²
162.2 m²

Reduced headroom

4 ft²
0.4 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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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