



Albury View, Tiddington - OX9 2LY

Guide Price £500,000

TIM RUSS
& Company



Albury View

Tiddington, Oxfordshire

Council Tax Band - E; EPC Rating - E;

Services - Electric central heating, mains water & drainage

- IMMACULATELY PRESENTED THREE-BEDROOM DETACHED FAMILY HOME
- PEACEFUL RURAL LOCATION ON A QUIET NO-THROUGH ROAD
- SPACIOUS FAMILY ROOM OFFERING FLEXIBLE LIVING SPACE STYLISH OPEN-PLAN SITTING/DINING AREA LEADING INTO A MODERN KITCHEN
- SEPARATE UTILITY AREA, GROUND FLOOR SHOWER ROOM, AND INTEGRAL GARAGE CURRENTLY USED AS A HOME GYM
- FULLY BOARDED LOFT WITH PULL-DOWN LADDER, PROVIDING EXCELLENT ADDITIONAL STORAGE
- BEAUTIFULLY MAINTAINED REAR GARDEN BACKING ONTO OPEN COUNTRYSIDE WITH STUNNING VIEWS
- GARDEN INCLUDES A WELL-KEPT SHED, IDEAL FOR STORAGE OR POTENTIAL HOME OFFICE USE
- HIGH-SPEED RURAL CONNECTIVITY VIA STARLINK SATELLITE INTERNET
- EXCELLENT TRANSPORT LINKS: EASY ACCESS TO THE M40, REGULAR BUS ROUTES TO AYLESBURY, THAME AND OXFORD, AND NEARBY TRAIN STATIONS AT HADDENHAM & THAME PARKWAY AND PRINCES RISBOROUGH

Albury View

Tiddington, Oxfordshire

Set in an enviable position on a peaceful no-through road, this beautifully presented three-bedroom detached home offers the perfect blend of rural tranquillity and modern family living.

Thoughtfully extended and improved by the current owners, the property has been reconfigured throughout to maximise space and natural light. The result is a stylish, free-flowing layout ideal for both everyday living and entertaining.

Step through the front door into a bright and welcoming entrance hall, which leads directly into a generous sitting room. This flows seamlessly into the dining area and contemporary newly fitted kitchen — all overlooking the immaculate rear garden and the open countryside beyond. The views are truly a highlight, offering a picture-perfect backdrop to family life.

Beyond the main living areas, the inner hallway leads to a useful utility space, a modern ground floor shower room, and internal access to a sizeable garage.

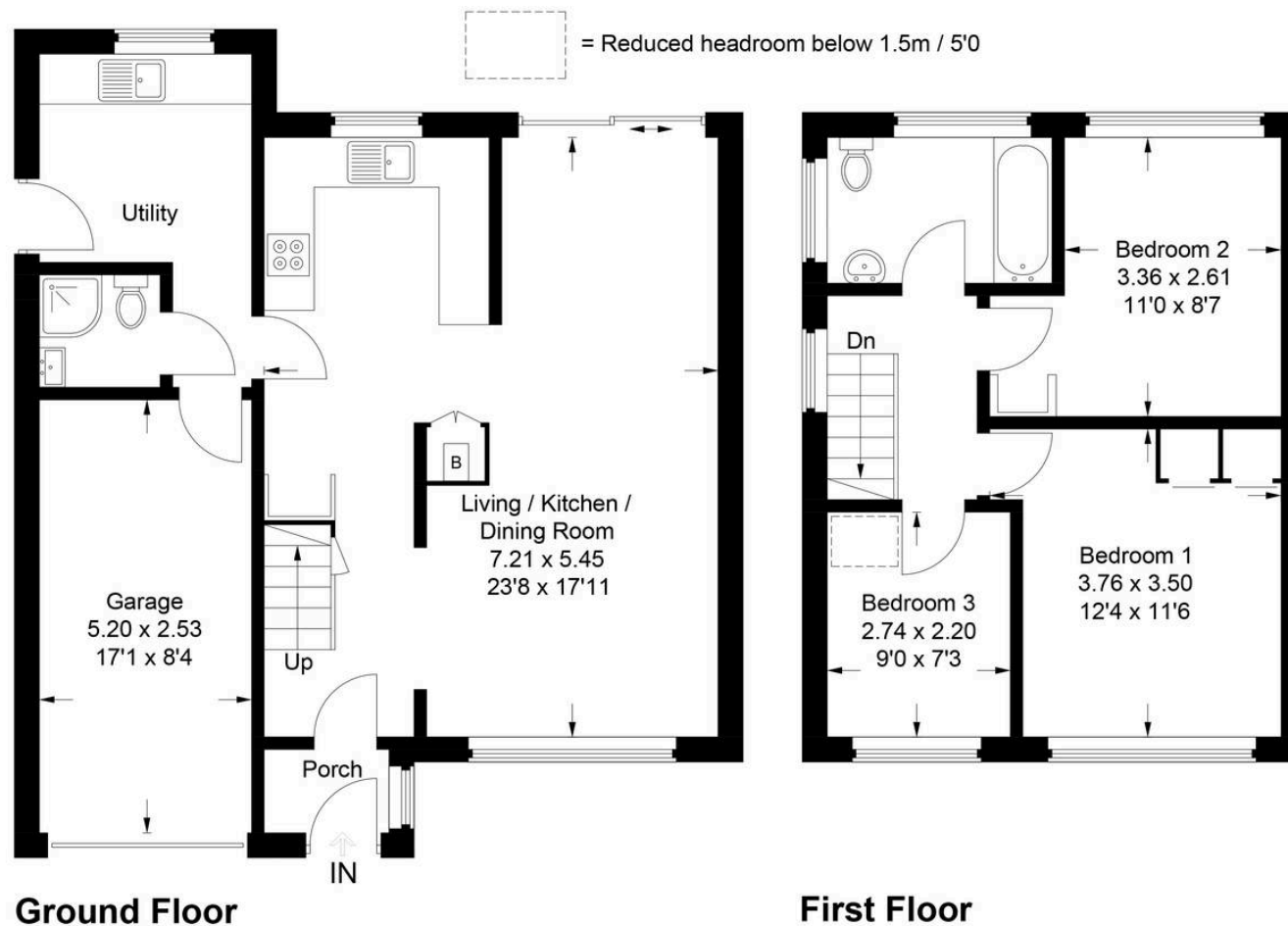
Upstairs, you'll find three well-proportioned bedrooms and a stylish family bathroom, all finished to a high standard. A pull-down ladder provides easy access to a fully boarded attic, offering excellent additional storage space.

Outside

The rear garden is a real sanctuary — a beautifully kept, expansive space backing onto open fields and teeming with local wildlife. From spring to autumn, expect occasional visits from a friendly herd of cows in the adjacent pasture, adding a charming rural character to the setting. A well-maintained shed sits tucked away in one corner, perfect for storing tools, bikes, or garden furniture or as a home office. Whether it's morning coffee with a view or summer evenings in peaceful seclusion, this garden is made for relaxation.

To the front, a private driveway provides off-road parking for two to three vehicles, alongside access to the garage.





23 Albury View, Tiddington, OX9 2LY

Approximate Gross Internal Area
 Ground Floor = 66.6 sq m / 717 sq ft
 (Including Garage)
 First Floor = 39.2 sq m / 422 sq ft
 Total = 105.8 sq m / 1,139 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.

© CJ Property Marketing Ltd Produced for Tim Russ & Company

Tim Russ and Company

Tim Russ & Co, 112 High Street - OX9 3DZ

01844 217722 • thame@timruss.co.uk • timruss.co.uk/

