

FOR SALE



Sandy Lane Estate, Tiddington
Guide Price £625,000


MARTIN&CO



Sandy Lane Estate, Tiddington

3 Bedrooms, 2 Bathroom

Key Notes:

- Beautifully renovated and extended three-bedroom detached bungalow finished to a high specification
- Set on a private lane in a peaceful, semi-rural location with countryside and woodland views to the
- Impressive open-plan kitchen and dining area with bespoke units and central island
- Separate living room with patio doors providing a relaxing and light-filled space
- Three spacious double bedrooms, including a principal suite with fitted wardrobes and a en-suite shower room
- Contemporary family bathroom and a well-equipped utility room with additional storage
- Large gravel driveway with ample parking, EV charging point, and modern upgrades
- Southerly Facing Rear Garden
- Council Tax Band: C
- Tenure Freehold

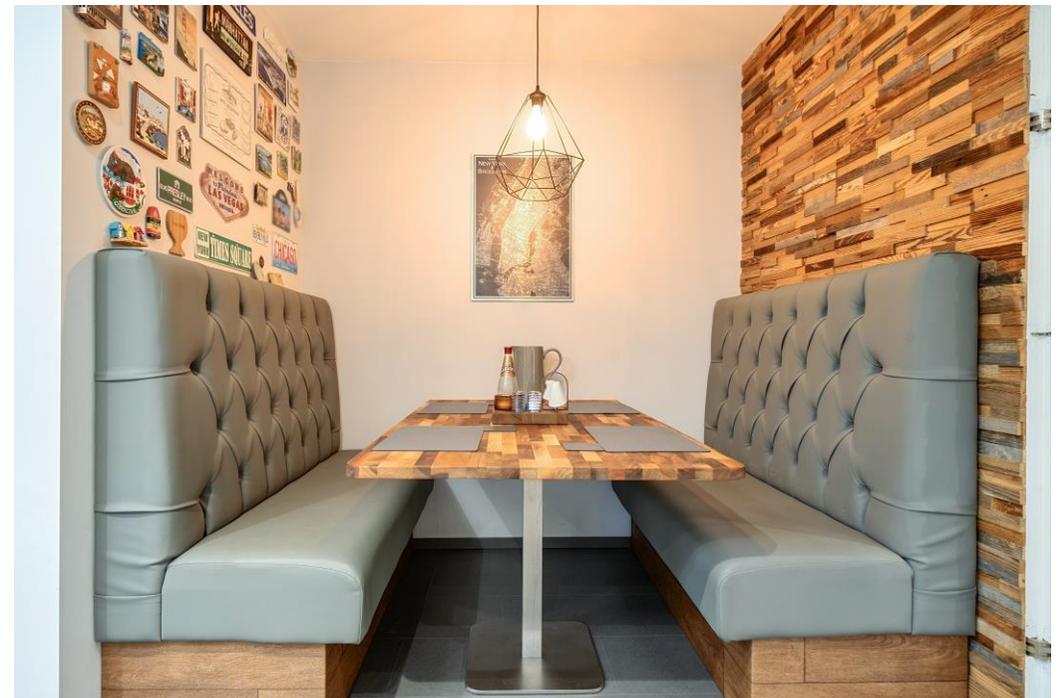


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



About the Area:

Situated in the sought-after village of Tiddington, near Thame in Oxfordshire, this home combines the charm of rural surroundings with excellent accessibility. The village is known for its welcoming community, scenic setting, and proximity to highly regarded schools and transport links to Oxford, London, and beyond, making it a particularly attractive choice for families and professionals seeking both tranquillity and convenience.



This beautifully renovated and extended three-bedroom detached bungalow offers exceptional modern living, finished to an outstanding standard throughout. Tucked away along a private lane shared with a small number of similar homes, the property enjoys a peaceful setting bordered by mature hedgerows, with open countryside and woodland stretching out behind.

The property welcomes you with an attractive new frontage and a covered porch leading into a bright entrance hallway. At the heart of the home is an impressive open-plan kitchen and dining space, designed with both style and functionality in mind. Sleek, bespoke cabinetry is complemented by fully integrated appliances, including a built-in coffee machine and space for an American-style fridge freezer. A central island sits beneath a striking lantern roof, incorporating a hob, wine fridge, and breakfast seating, while a cosy dining nook with fitted banquette seating adds character and practicality. Large bifold doors open directly onto the garden, allowing natural light to pour in and creating a seamless flow between indoor and outdoor living areas.

Adjoining the kitchen is a well-appointed utility room, offering additional storage and workspace along with space for laundry appliances, a garden-facing window, and convenient side access. The separate living room provides a calm and comfortable space to unwind, with patio doors leading out to the rear garden.

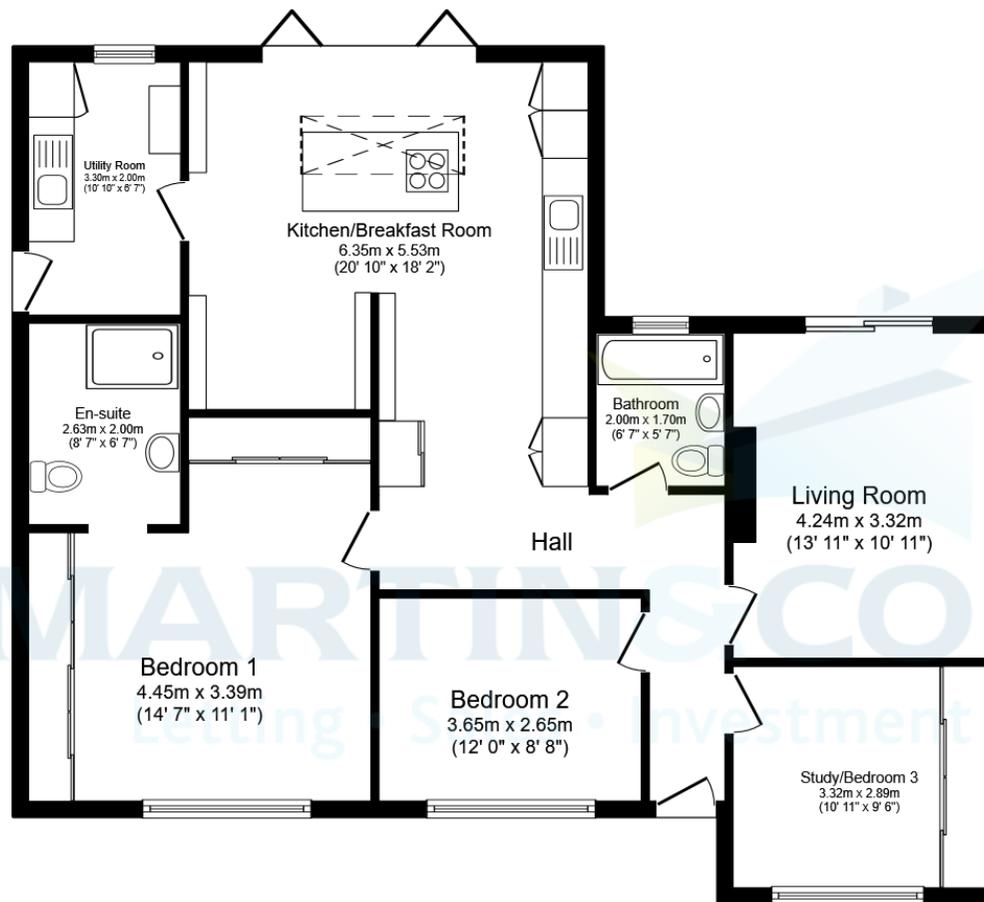
The bungalow features three generously sized double bedrooms. The principal bedroom benefits from fitted wardrobes and a stylish en-suite shower room, while the remaining bedrooms are equally versatile, with one currently arranged as a home office complete with extensive built-in storage. A contemporary family bathroom, finished to a high standard, serves the rest of the home.

Outside, the front of the property offers a spacious gravel driveway with ample parking for several vehicles, as well as an electric vehicle charging point and gated access to the rear. The garden itself is thoughtfully landscaped and fully enclosed, providing a high level of privacy. It includes a wide paved terrace, decked seating areas surrounding a feature water installation with ambient lighting, a level lawn, and a garden shed.

The home is located within easy reach of local shops, schools, and transport connections, making it highly convenient for everyday living. It has been comprehensively upgraded, including a full rewire completed in 2022, integrated network cabling, and smart lighting controls. Underfloor heating runs through key areas such as the kitchen, utility room, main bedroom, and bathroom, and a water softener is installed in the kitchen. The property is also served by two separate boilers, ensuring efficient heating throughout.







Floor Plan

Floor area 107.2 sq.m. (1,154 sq.ft.)

Total floor area: 107.2 sq.m. (1,154 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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