



## Stylish village living

**Swan House, 4 Victoria Gardens, Tetsworth, Oxfordshire OX9 7DG**

Freehold





Reception hall • 3 reception rooms • kitchen/family room • utility & cloakroom • 4 bedrooms • 2 bathrooms & 2 shower rooms • driveway & garaging • gardens

#### Local information

Lying about 13 miles south east of Oxford, Tetsworth is a thriving village with a large village green. Local amenities include a post office/general store, primary school and parish church, as well as a pub, restaurant and antiques centre. The nearby bustling market town of Thame provides a good range of facilities, and the village is well placed for access to excellent schools in Oxford, Thame and Aylesbury. For commuters, there is a regular train service from Haddenham and Thame Parkway to London Marylebone, and junctions 6 & 7 of the M40 provide road access to London Heathrow and Birmingham Airports.

**Directions** On entering Tetsworth from Oxford, continue past the village green and antiques centre, take the next turning left into Swan Gardens, and then first left into Victoria Gardens.

#### About this property

Built in 2014 by Rectory Homes and then further enhanced by the present owners, this is an impressive home. With 3081 sq ft of light and airy accommodation arranged over two floors, it is enhanced by high ceilings and large windows. The galleried reception hall leads to the principal reception rooms, and there is a separate study. The centrepiece is undoubtedly the striking open plan kitchen/family room which, with large bi-fold doors opening to the rear garden, provides the ideal setting for entertaining and family gatherings. There is also a

cloakroom and utility room. The generously proportioned master bedroom suite overlooks the garden and has extensive built in wardrobes and cupboards, and there are three further double bedrooms, all with built in wardrobes, together with two en suite shower rooms and a family bathroom. Outside, the property is approached by secure gated access onto a private road, with a driveway providing parking and leading to the double garaging. The gardens are a unique and particularly attractive feature. They surround the property on three sides and have been professionally landscaped and carefully and imaginatively designed to create areas to enjoy at different times of the day. There are lawned areas surrounded by paved walkways and terraces, interspersed with well stocked and neatly tended tree, flower and shrub beds. The property is unique in having its own protected area of garden which is the habitat of the great crested newt.

**Services** Mains water, electricity and drainage. Air source heating.

Brochure prepared and photographs taken October 2019.

#### Tenure

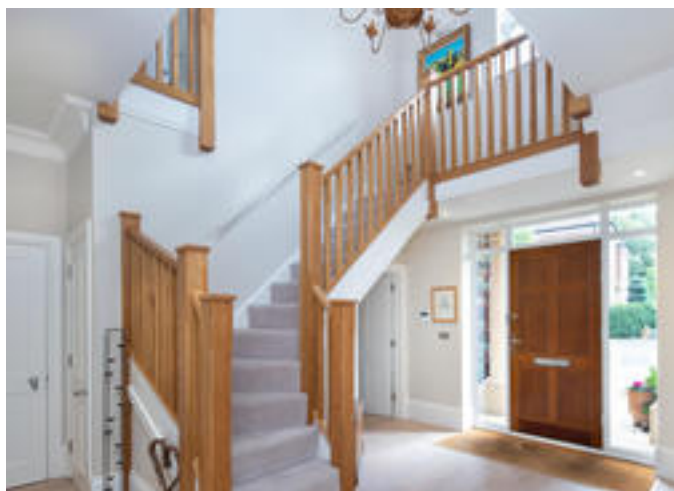
Freehold

#### Local Authority

South Oxfordshire District Council

#### Viewing

Strictly by appointment with Savills

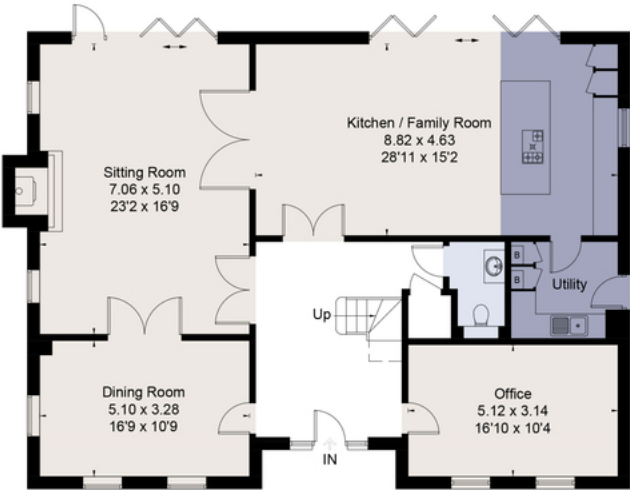
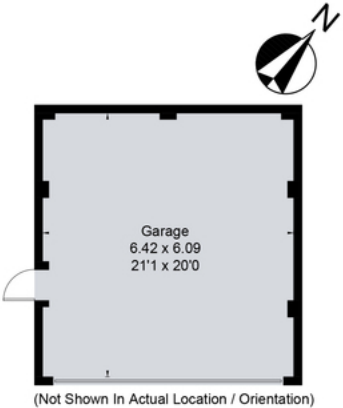




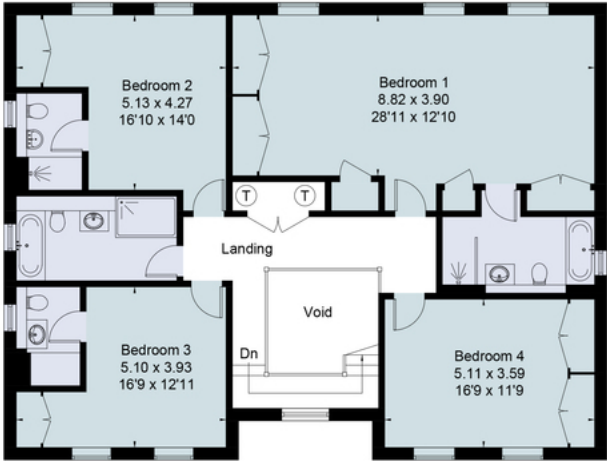


Approximate Area = 286.2 sq m / 3081 sq ft  
(Excluding Void)  
Garage = 38.7 sq m / 416 sq ft  
Total = 324.9 sq m / 3497 sq ft  
Including Limited Use Area (4 sq m / 43 sq ft)  
For identification only. Not to scale.  
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Reduced head height below 1.5m



Ground Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <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		
	73	78
England, Scotland & Wales	EU Directive 2002/91/EC	

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