



A unique opportunity to purchase a three bedroom detached farmhouse set in approximately 7.5 acres of farmland with outbuildings/barns located on the edge of the Oxfordshire village of Piddington (agricultural restrictions apply). An additional 13.5 acres with planning permission granted for two new barns are available through separate negotiation.

The ground floor offers well planned and flexible accommodation boasting a large dual aspect sitting room with feature fireplace, an open plan kitchen/dining room with access to the rear garden through patio doors, a large utility and a separate study.

To the first floor is the master bedroom with en suite shower room and views over the farmland, two further bedrooms and a family bathroom.

The property is approached via a long gated driveway where it is set way back from the road with plenty of off road parking. It has both a front and rear garden which is mainly laid to lawn with pea shingle pathways and borders. To the rear of the property are a couple of outbuildings/barns both with power and water, and with the potential for industrial use (subject to planning).

Outside -

- HGV Operators Licence
- Level Pasture Land
- Two outbuildings/barns
- Water Tanks in Field
- Currently Beef Unit
- Solar Panels
- Septic Tank

- Agricultural Ties
- May suit a variety of uses subject to planning

***** An additional approximately 13.5 acres are available through separate negotiation. *****

Piddington is a traditional village with public house and church approximately 3 miles from Brill. Brill provides a range of shops catering for everyday requirements.

Nearby Thame and Bicester both provide a more extensive range of shopping. Piddington is ideally situated for a variety of primary and secondary schools in the area. For commuters, Piddington is located between both Haddenham and Thame Parkway and Bicester Railway Stations for travel to both London and the north, and there is also access to junction 7 of the M40 within 11 miles.

Bicester is an historic market centre, one of the fastest growing towns in Oxfordshire favoured by the proximity of junction 9 of the M40 motorway linking London and Birmingham. There are good road links to Oxford, Birmingham and a London commute of under an hour. Bicester North offers a great commuter service to London Marylebone in around 45 minutes and you can reach Birmingham in

1 hour. Bicester Town offers a service to Oxford and has been upgraded to provide a further route to London Marylebone.

The historic shopping streets have a wide range of local and national shops together with cafes, pubs, restaurants, weekly markets and an occasional French market. Bicester village with 130 luxury boutiques is a dream destination for designer shopping. Bicester Avenue a Wyevale garden centre and Retail Park is one of the largest garden complexes in the UK.





This Property Comprises of:

Ground Floor - Kitchen/Dining room, Sitting room, Study, Utility room, and Shower room

First Floor - Master bedroom with en-suite shower room, Two further double bedrooms, Family bathrooms

Outside - Front and Rear Garden, Approximately 7.5 acres of farmland, Outbuildings, Two Barns

Bottled Gas

Septic Tank

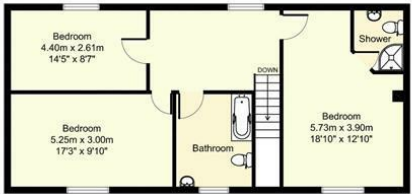




Cow Pastures, Piddington

Ground Floor Area 797 Sq.ft / 74 sq.m
First Floor Area 786 Sq.ft / 73 sq.m
Shed 1 Area 2325 Sq.ft / 216 sq.m
Shed 2 Area 2325 Sq.ft / 216 sq.m

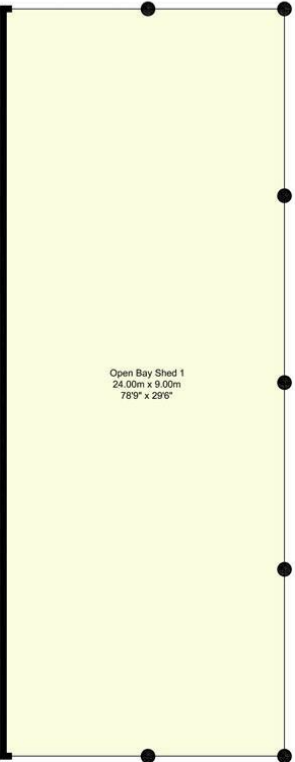
Total Approx. Floor Area (Excluding Sheds) 1583 Sq.ft / 147 sq.m
Total Approx. Floor Area (Including Sheds) 6233 Sq.ft / 579 sq.m



FIRST FLOOR



GROUND FLOOR




SHED



SHED

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B			
(69-80) C		78	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	