



Drinkwater Close, Piddington, OX25 1PR

Guide Price £650,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

An attractive three bedroom semi-detached family home in a quiet private close of 5 houses, situated in an attractive village on the Oxfordshire/Buckinghamshire borders. Extensively upgraded and improved by the current owner to include; redecoration throughout, upgraded flooring, bathrooms and light fittings. Downstairs there is an enclosed porch, entrance hall and cloakroom with herringbone style porcelain flooring, dual aspect living room with open fireplace, spacious kitchen with utility room, oak framed garden room/dining room overlooking the rear garden. Upstairs there is a master bedroom with bespoke fitted wardrobes and an ensuite shower room, two further double bedrooms, family bathroom and a storage cupboard enclosing the hot water tank. Outside there is a double garage with ample driveway parking, front garden and secluded south facing rear garden with patio and pergola.

The property is of a brick and slate build type with oil fired central heating. There is mains electricity, water and drainage. According to Ofcom; Broadband -Standard, Superfast and Ultrafast broadband are available and Mobile Coverage for EE, Vodafone and voice availability on 02 (checker.ofcom.org.uk). The government portal highlights this as an unlikely, low and very low flood risk postcode. We are not aware of any planning permissions which would negatively affect the property. (But if interested you should make your own enquiries. Information relating to Easements, Boundaries, Restrictions & Rights are awaited
Council Tax: Aylesbury Vale District Council - D. EPC - D



The thriving market towns of Bicester and Thame provide for all your everyday needs including; a wealth of shops, amenities, bars, restaurants, nurseries, schools, doctors', dentists, Bicester Village Shopping Outlet and many sporting, recreational and recruitment possibilities.



Key Features

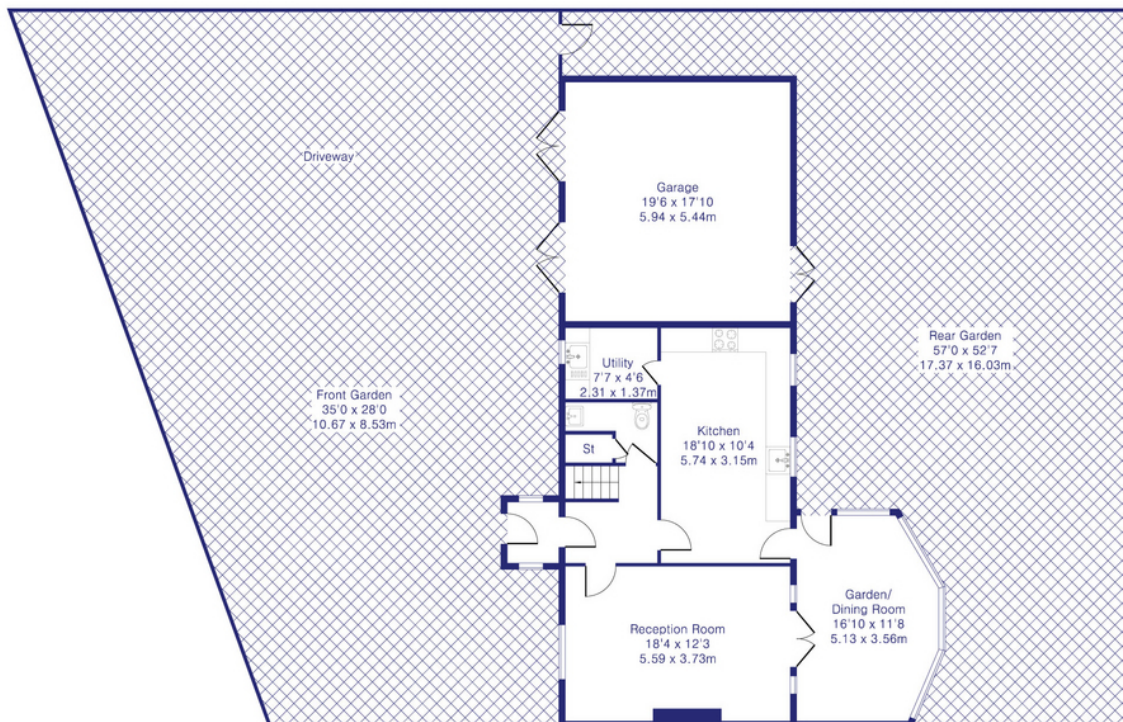
- Three Double Bedrooms. Master with Fitted Wardrobes and Ensuite
- Sitting Room with Open Fireplace
- Oak Framed Garden Room/Dining Room
- Spacious Kitchen with Utility Room. Downstairs Cloakroom with Understairs Storage
- Independent Underfloor Heating in Upstairs Bathrooms
- Double Garage with Additional Parking
- Front and Rear Gardens
- Recently Modernised to a High Standard Throughout Including New Flooring
- See our website for up-to-date material information.

The Location

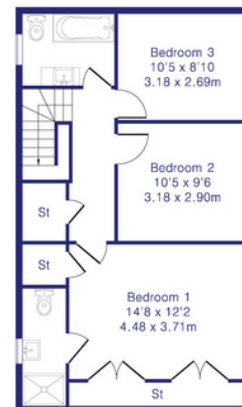
Bicester Market Square 5.7m
Thame Market Square 10.2m
Oxford Carfax Tower 15.7m
London 60.2m
Bicester North Station (London Marylebone from approx. 50 mins) 6.3m
Bicester Village Station (London Marylebone from 51 mins, Oxford from approx. 17 mins) 5.3m
Manorsfield Road Bus and Coach Station to Oxford, Buckingham, Milton Keynes and Cambridge 5.9m
All times and distances are approximate.



Approximate Gross Internal Area 1740 sq ft – 162 sq m
Ground Floor Area 1156 sq ft – 107 sq m
First Floor Area 584 sq ft – 55 sq m



Ground Floor



First Floor

Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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