



Willow Mead 70 Lower End, Piddington, OX25 1QD

Guide Price £645,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A substantial four bedroom detached home in need of updating and modernisation in a super plot of approx. 0.39 acre backing onto and overlooking farmland. An enclosed porch leads; into the hall, a dual aspect sitting room, dining room, a family room and the kitchen. There is also a rear hallway with a shower room. Upstairs there are four good size bedrooms and bathroom. The property sits in a plot of approx. 0.39 acre with parking for three cars. The garden is predominantly laid to lawn and is bordered by a brook at the rear with mature trees, shrubs, sheds and views over farmland. The property is connected to mains electricity, water and drainage. Broadband - according to Ofcom, Standard, Superfast and Ultrafast broadband are available. Mobile – According to Ofcom there is likely mobile voice coverage indoors for O2, limited for EE & Vodafone and None for Three and limited data coverage indoors EE, O2 & Vodafone with none for Three and likely mobile and data coverage outdoors for EE, Three, O2 & Vodafone (checker.ofcom.org.uk). We are not aware of any planning permissions in place which would negatively affect the property but interested parties should make their own enquiries with the local authority. Information relating to Easements, Boundaries, Restrictions & Rights are awaited. There is a covenant restricting further development of additional properties on the land. Insurance work to the sitting room floor slab and internal block walls caused by clay heave undertaken in 2021 by insurance company and work guaranteed Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice. Local Authority: Cherwell District Council - F. EPC - F.



Key Features

- Four Bedrooms
- Three Reception Rooms
- Kitchen Breakfast Room
- Large Plot approx. 0.39 acre
- Oil Fired Central Heating
- Looking Out Over Farmland
- Parking for Three Cars
- In Need of Updating
- Perfect to Put Your Own Mark Onto
- See our website for up-to-date material information.

The Location

Bicester provides for all your everyday needs including; shops, bars, restaurants, nurseries, and schools, doctors, dentists, banks, the world famous Bicester Village Shopping Outlet and many sporting and recreational possibilities

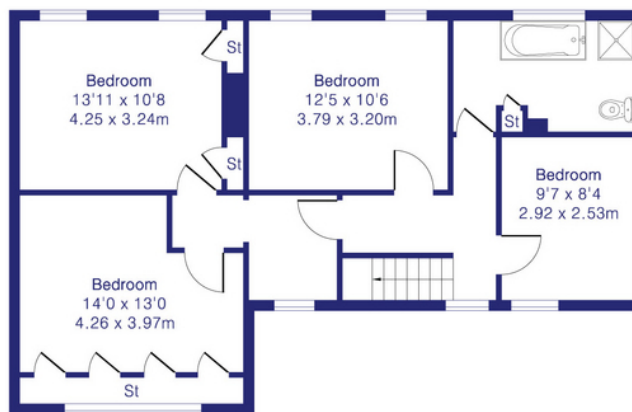
Approximate Gross Internal Area 1768 sq ft - 165 sq m

Ground Floor Area 1008 sq ft – 94 sq m

First Floor Area 760 sq ft – 71 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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