

THE OLD FARMHOUSE  
PIDDINGTON

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# The Old Farmhouse, Piddington

Bicester, OX25 1QG

An exceptional Grade II listed family home set in a secluded position with superb panoramic views over open countryside set in 2.34 acres with additional annexe accommodation.

Dating back at least 400 years, The Old Farmhouse enjoys an incredibly private rural setting on the edge of the village with over 3,000sq.ft. of accommodation with an abundance of original period features exuding a timeless appeal.

The Old Farmhouse is situated amidst idyllic gardens with lush lawns, a wonderful array of mature trees including a graceful weeping willow and a large pond. The terrace area is the perfect space for unwinding whilst enjoying the uninterrupted views within the incredibly private and peaceful setting.

Notably, there is a separate two-bedroom single-storey annexe with a large open-plan living/dining room with impressive, vaulted ceiling. Other outbuildings include the original 688sq. ft tractor shed currently used as a gym, a stable block and a triple garage.

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2.34 acres

**Guide Price: £1,450,000**









Approximate Gross Internal Area = 281.1 sq m / 3026 sq ft  
 Garage = 55.0 sq m / 592 sq ft  
 Outbuildings = 164.3 sq m / 1769 sq ft  
 Total = 500.4 sq m / 5387 sq ft



**Council Tax:**  
Band G

**Parking**  
Triple garage and ample parking

**Local Authority**  
Cherwell District Council

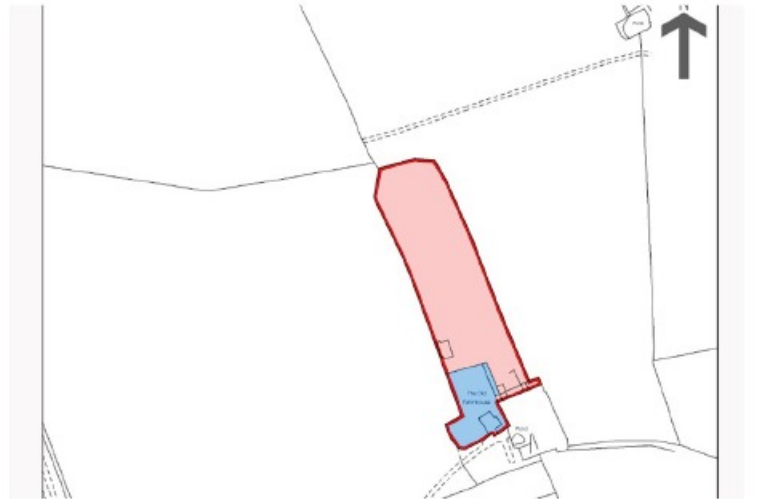
**EPC  
EXEMPT**

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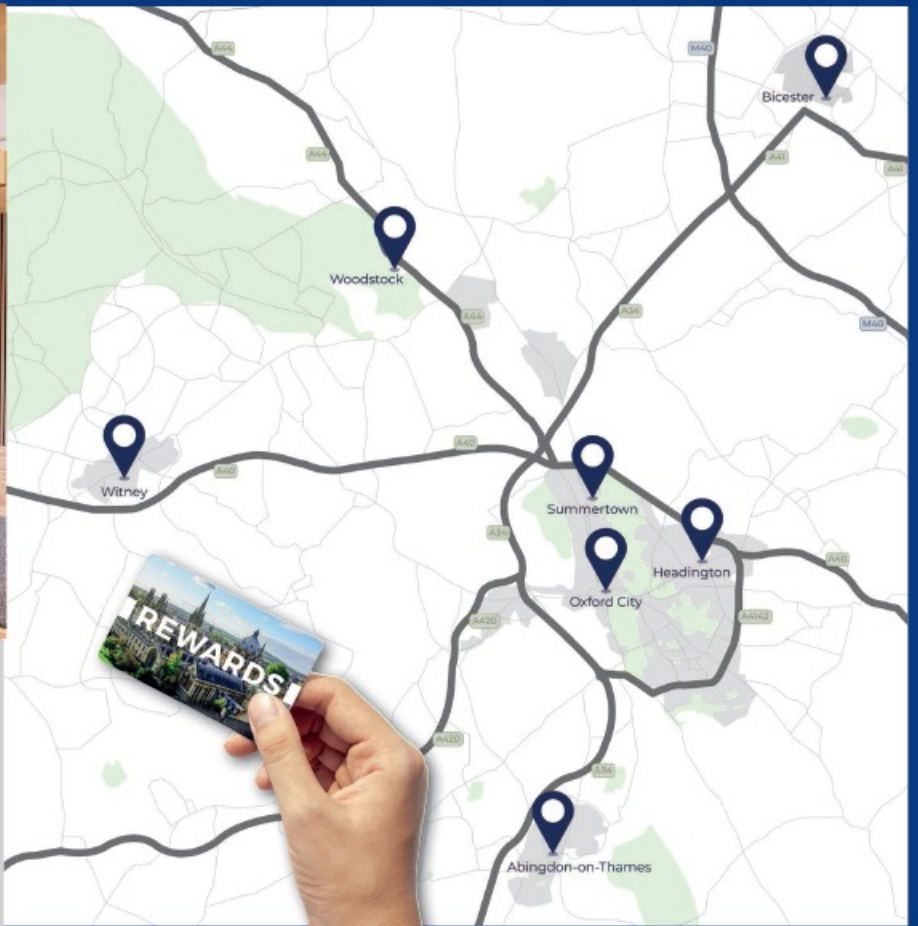


# “Location Comments”

*Piddington is a small village very close to Oxfordshire's border with Buckinghamshire with an active and friendly local community, active village hall and church. The popular Bull and Butcher Pub can be found in nearby Ludgershall, and the Michelin star Nut Tree Inn at Murcott. 9 miles from Oxford, on the Headington side, with access to excellent schools and hospitals. Bicester is 4.5 miles away and conveniently has two train stations. Bicester North offers service to London Marylebone in around 45 minutes and Birmingham in 1 hour. Bicester Village train station offers service to Oxford and nearby London Marylebone.*







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