

THAME ROAD  
PIDDINGTON

# 32 Thame Road, Piddington

Bicester, OX25 1PX

This fantastic 3-bedroom semi-detached home is located in the sought after village of Piddington. The property is in a secluded position and has uninterrupted views of countryside from all windows.

As you arrive at the property you are met with a spacious driveway, this is a recent addition and can comfortably fit at least 4 cars. Walking through the large front garden you reach the property which is set back from the road and very private. When you enter into the home to the right-hand side there is a good-sized living room, with feature wood burner. continuing through there is a deceptively spacious galley kitchen. Continuing throughout to the back of the property there are 2 further rooms, versatile spaces which could be used as playrooms or studies, there is also a downstairs cloakroom. On the left-hand side of the property is a dining room space. So, in total 4 reception spaces on the ground floor.

Moving to the second floor all rooms on this level have magnificent countryside views. There are 2 double bedrooms a single bedroom and a family bathroom on this floor. All windows and doors have recently been replaced. Overall, the house has been very well maintained.

**Offers Over: £450,000**

 3

 2

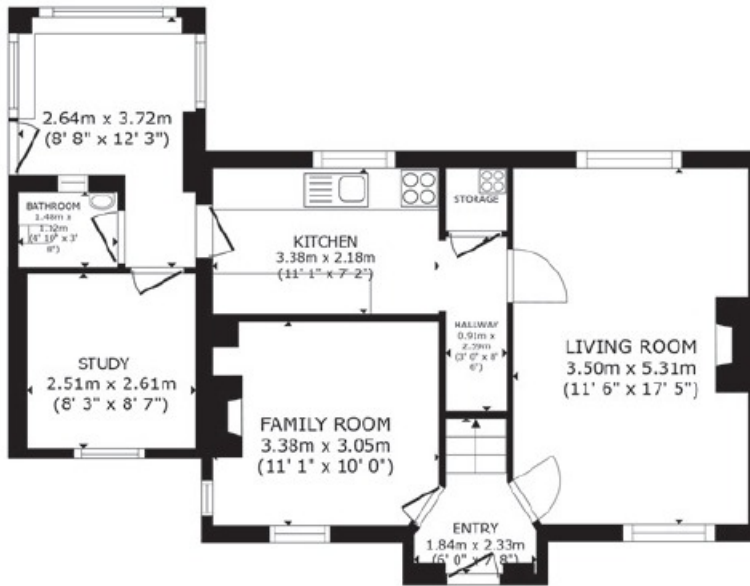
 1



Front and rear garden







FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1 61.6 sq.m. (663 sq.ft.) FLOOR 2 42.6 sq.m. (459 sq.ft.)  
 TOTAL : 104.2 sq.m. (1,121 sq.ft.)

CEVIC BAU/MEASUREMENTS AND APPROXIMATE. 4/11/15 15:10:00



**Council Tax:**  
Band D

**Parking**  
Driveway parking for several cars

**Local Authority**  
Cherwell District Council

32, Thame Road  
Piddington  
BICESTER  
OX25 1PX

Energy rating

**D**

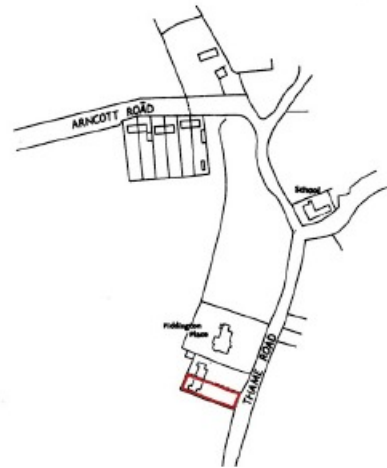
Valid until  
**4 February 2027**

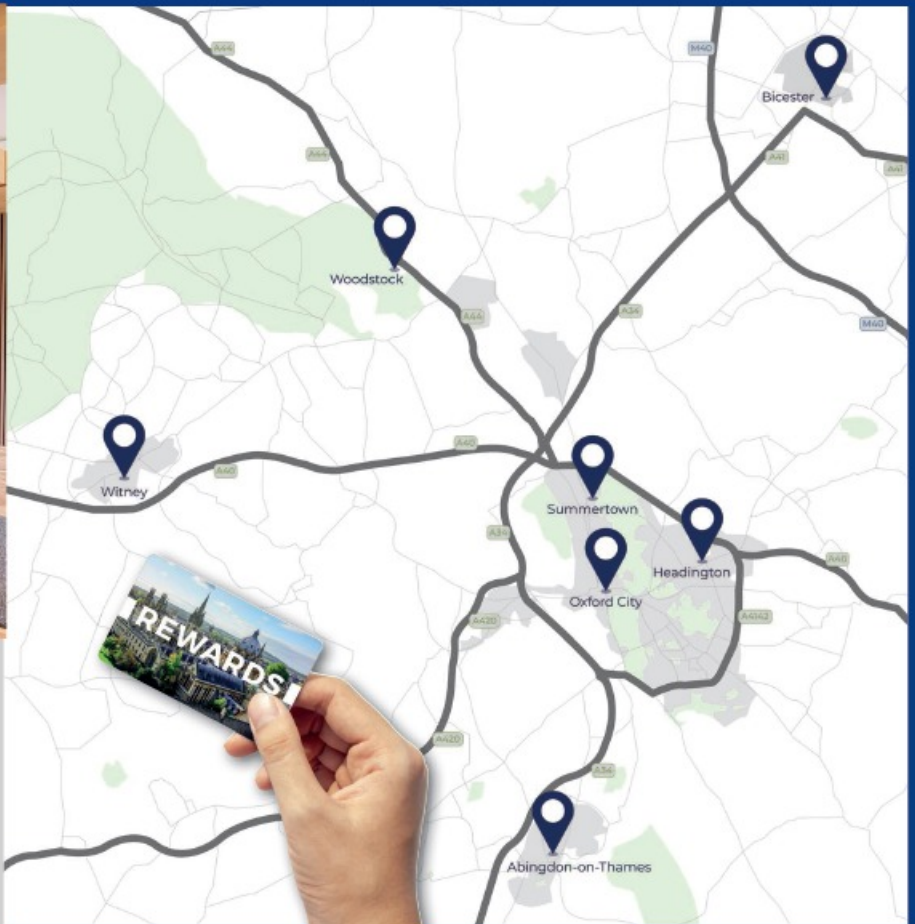
Certificate number  
**7598-1056-7239-4393-8944**

IMPORTANT NOTICE: These particulars are for information purposes only and do not in whole or in part constitute or form part of any offer or contract, nor should any statement obtained herein be relied upon as a statement or representation of fact. Breckon & Breckon do not test whether the services connected to the property, heating systems and domestic appliances are in working order. We therefore recommend that the purchaser obtains verification from their surveyor or solicitor. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by the RICS code of measuring practice and should be used as such by any possible purchaser.

# “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 a great commuter service to London and Birmingham. Bicester Village train station offers service to Oxford and London Marylebone.*





## Our network of offices across Oxfordshire

Every office has access to every buyer registered across our network of seven offices.

Sharing a single database of buyers ensures maximum exposure for our clients.

### BRECKON REWARDS

Scan to find out more!



naea  
propertymark

PROTECTED

## Bicester Sales & Lettings

30 Market Square  
Bicester  
Oxfordshire  
OX26 6AG

t: 01869 242423  
e: bicester@breckon.co.uk



FROM LEFT:  
Ken Cunhao Lin, Maxine Reynolds,  
Laura Conaty

## Summertown

t: 01865 310300 (sales)  
t: 01865 201111 (letting)  
e: summertown@breckon.co.uk

## Oxford City Centre

t: 01865 244735 (sales)  
t: 01865 201111 (letting)  
e: post@breckon.co.uk

## Headington

t: 01865 750200 (sales)  
t: 01865 763999 (letting)  
e: headington@breckon.co.uk

## Abingdon-on-Thames

t: 01235 550550 (sales)  
t: 01235 554040 (letting)  
e: abingdon@breckon.co.uk

## Woodstock

t: 01993 811881 (sales)  
t: 01993 810100 (letting)  
e: woodstock@breckon.co.uk

## Witney

t: 01993 776775 (sales)  
t: 01993 899972 (letting)  
e: witney@breckon.co.uk

## New Homes

t: 01865 261222  
e: newhomes@breckon.co.uk

## Land Team

t: 01865 558999  
e: land@breckon.co.uk

## Letting and Property Management

t: 01865 201111  
e: lettings@breckon.co.uk

## Creative Department

t: 01865 310300  
e: creative@breckon.co.uk

Breckon & Breckon

est. 1947