



A charming three bedroom, semi detached village property, with light and spacious rooms, generous private south facing rear gardens, double garage and driveway parking.

Approached via a path over the pretty front lawn this brick-built property offers well presented accommodation arranged over two floors.

The entrance hallway provides access to the kitchen, sitting room and the first floor.

The spacious and light sitting room has both French doors leading out to the rear garden patio and a large window over looking the front of the property,

With a feature fireplace it is the perfect place to enjoy cosy winter evenings or the summertime taking in the views over the garden.

The kitchen/breakfast room is fitted with a generous number of floor and eye level units and integrated appliances, and benefits from two large windows overlooking the rear garden.

There is plenty of space in the kitchen for a large farmhouse table and chairs.

A useful utility room and W.C completes the ground floor accommodation.

The first floor consists of the master bedroom, which enjoys views over the rear garden, with an en-suite and built in wardrobes, an additional two

bedrooms one with further built in wardrobes and a family bathroom.

Outside the garden to the rear is mainly laid to lawn with mature trees plenty of shrubs, and a patio.

Enjoying a southerly aspect, backing on to woodland and very private this really is a lovely garden to enjoy al-fresco dining and relaxing on long summer evenings.

Piddington is a small village with a C of E church and a village hall located at the foot of the neighbouring village of Brill.

Surrounded by open countryside and benefiting from many public footpaths the village provides a peaceful and tranquil environment, especially for a family wanting to escape city life.

Thame is approximately 10 miles away with a range of shops including Waitrose. Bicester is approximately 4 ½ miles away and has two railway stations.

Bicester North offers great commuter service to London Marylebone in around 45 minutes and you can reach Birmingham in 1 hour.

Bicester Village offers a service to Oxford Parkway and has been upgraded to provide a further route to London Marylebone.

The M40 is within easy reach at J9 or J10 and offers access to London, M25, Oxford and Birmingham. The A41, A43 and A34 are all within easy reach.

Bicester itself is a historic market town with a wide range of shops, together with cafes, pubs, numerous restaurants, weekly markets, a Sainsbury's, Marks and Spencer Food hall, Tesco's supermarket.

For those with leisure in mind there is Bicester Hotel and Golf, David Lloyd, a leisure centre in centre of Bicester and a cinema complex.

Oxford provides theatres and many well regarded schools.

The popular Bicester Village is a dream destination for designer shopping with 170 luxury boutiques all on your doorstep and is a few minute's drive or a five-minute walk from the town centre.





Accommodation Comprises:

Ground Floor - Entrance Hallway, Sitting Room, Kitchen/Breakfast Room, Utility Room, W.C

First Floor - Principal Bedroom With En-Suite, Two Double Bedrooms and A Family Bathroom.

Services - Mains Water and Drainage, Oli Fired Central Heating.

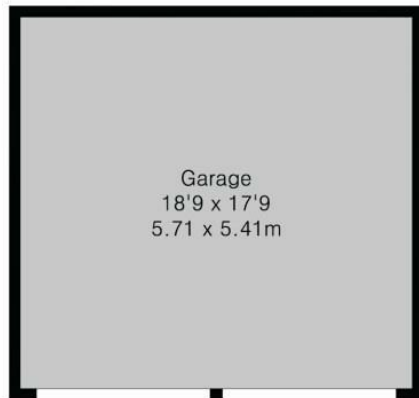
Local Authority - Cherwell District Council

Council Tax Band - D

For mobile phone and internet coverage please use Ofcom website <https://checker.ofcom.org.uk/>







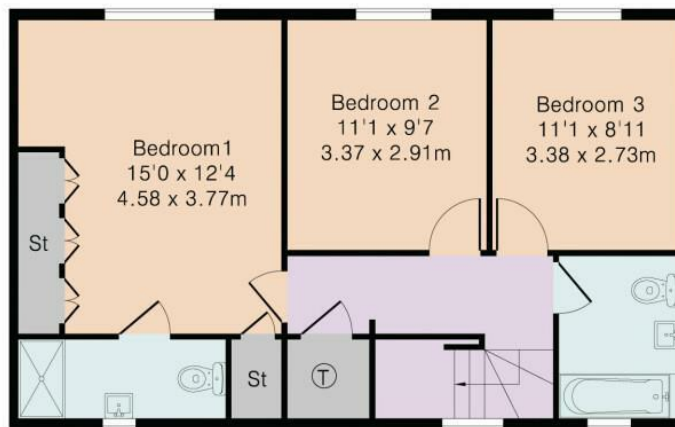
Garage
18'9 x 17'9
5.71 x 5.41m

Garage

Approximate Gross Internal Area 1533 sq ft – 143 sq m
 Ground Floor Area 600 sq ft – 56 sq m
 First Floor Area 600 sq ft – 56 sq m
 Garage Area 333 sq ft – 31 sq m



Ground Floor



First Floor

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 82 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | 67 | |
| (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 | | | |
| (52-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

