






PIDDINGTON PLACE

Piddington



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An exceptional Arts & Crafts home, beautifully refurbished and extended. Set within mature gardens with excellent access to Oxford, Bicester Station and London.

			EPC
5	3	3-4	E

Local Authority: Cherwell District Council

Council Tax band: H

Tenure: Freehold



THE PROPERTY

Piddington Place is a stunning Arts & Crafts village house, beautifully restored and sympathetically extended to create an exceptional family home of just under 5500sqft, set within charming mature gardens and grounds of about 1.2 acres. There is further potential (subject to consents) to convert the stables.

Dating from the early 1900s, the house retains a wealth of period character including decorative timbering, bay windows, fireplaces, parquet flooring and a distinctive turret.



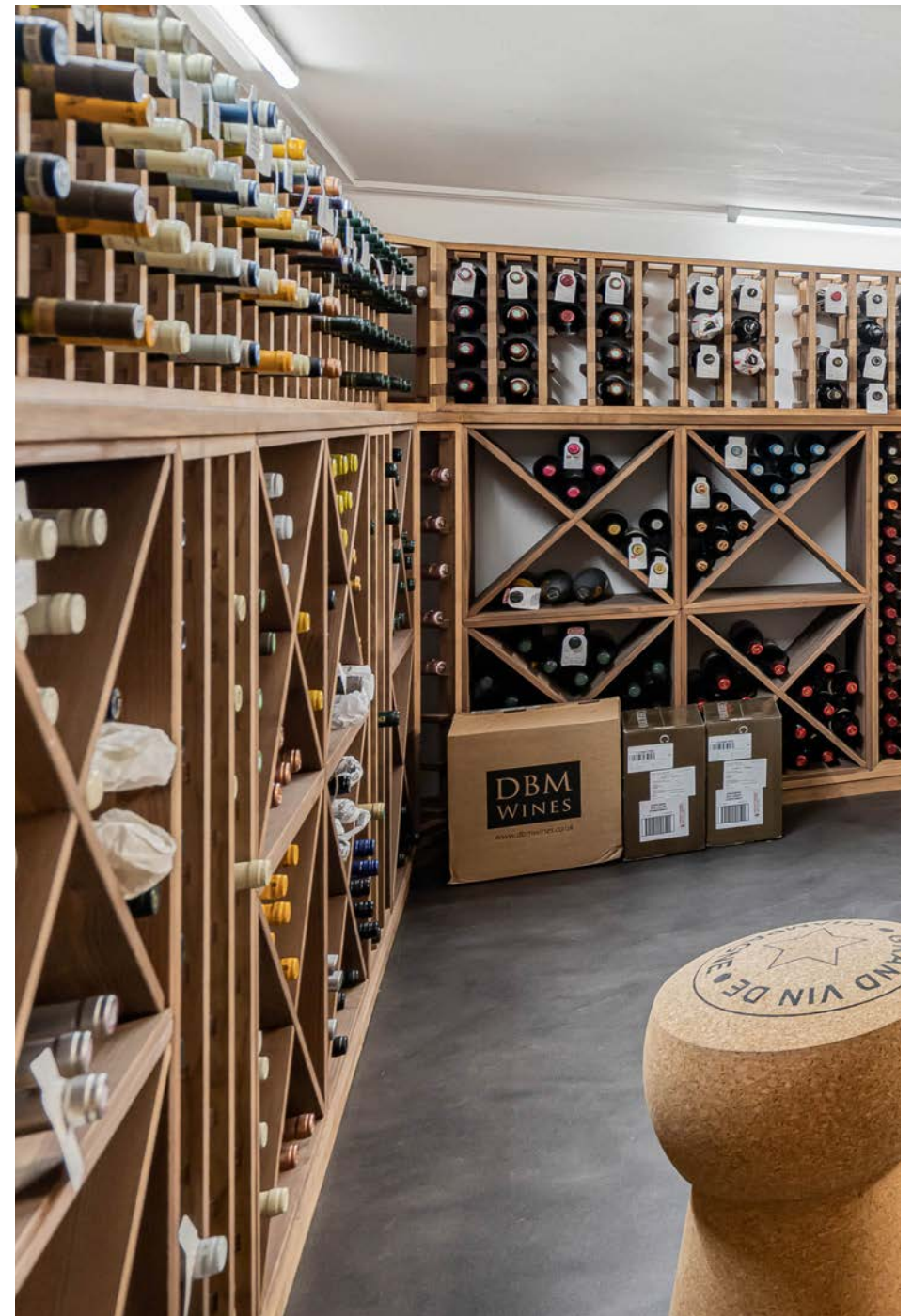






ABOUT THE PROPERTY

The accommodation is wonderfully light and well balanced, centred around an outstanding open plan kitchen/garden room with underfloor heating, glazed dome roof lantern and doors opening onto the terrace and gardens. Elegant reception rooms, generous bedroom accommodation and a superb principal suite combine to create a house ideally suited to modern family living and entertaining.





A modern garden studio with a wooden frame and a flat wooden roof. The front features large glass windows and a glass door. Inside, a white exercise bike is visible. The studio is built on a wooden base and is surrounded by greenery.

A circular patio area paved with grey stones. It contains a wicker chair, a small table, and several potted plants, including a large dark brown pot with a spiky plant and a blue pot with a similar plant. A hanging planter with two large, textured, leaf-like objects is suspended above the patio.

A large, mature tree with a thick, textured trunk and dense green foliage, leaning slightly to the right. It is situated in the foreground on the right side of the garden.

A lush green garden with various plants, including a large tree with pink blossoms on the left, a wicker chair, and several potted plants. A paved path leads from the foreground towards the garden studio.

A small, rectangular, light-colored object, possibly a planter or a decorative item, resting on the grass in the foreground on the right side.



LOCATION

Piddington is a charming and well-regarded village situated in north-east Oxfordshire, close to the Buckinghamshire border. Surrounded by attractive countryside, the village enjoys a strong sense of community centred around the parish church of St Nicholas and village hall. The well-regarded Bull & Butcher public house is located nearby in Ludgershall, while further day-to-day amenities can be found in Brill.

More comprehensive shopping, leisure and cultural facilities are available in Thame, Bicester and the city of Oxford.

The area is particularly well served for schooling, with a range of highly regarded state and independent schools nearby including Ashfold, Stowe and the Oxford schools.

Communications are excellent, with regular rail services to London Marylebone from Haddenham & Thame Parkway and Bicester North. The M40 is readily accessible at Junctions 7 and 9, providing convenient connections to London, Birmingham and the wider motorway network.

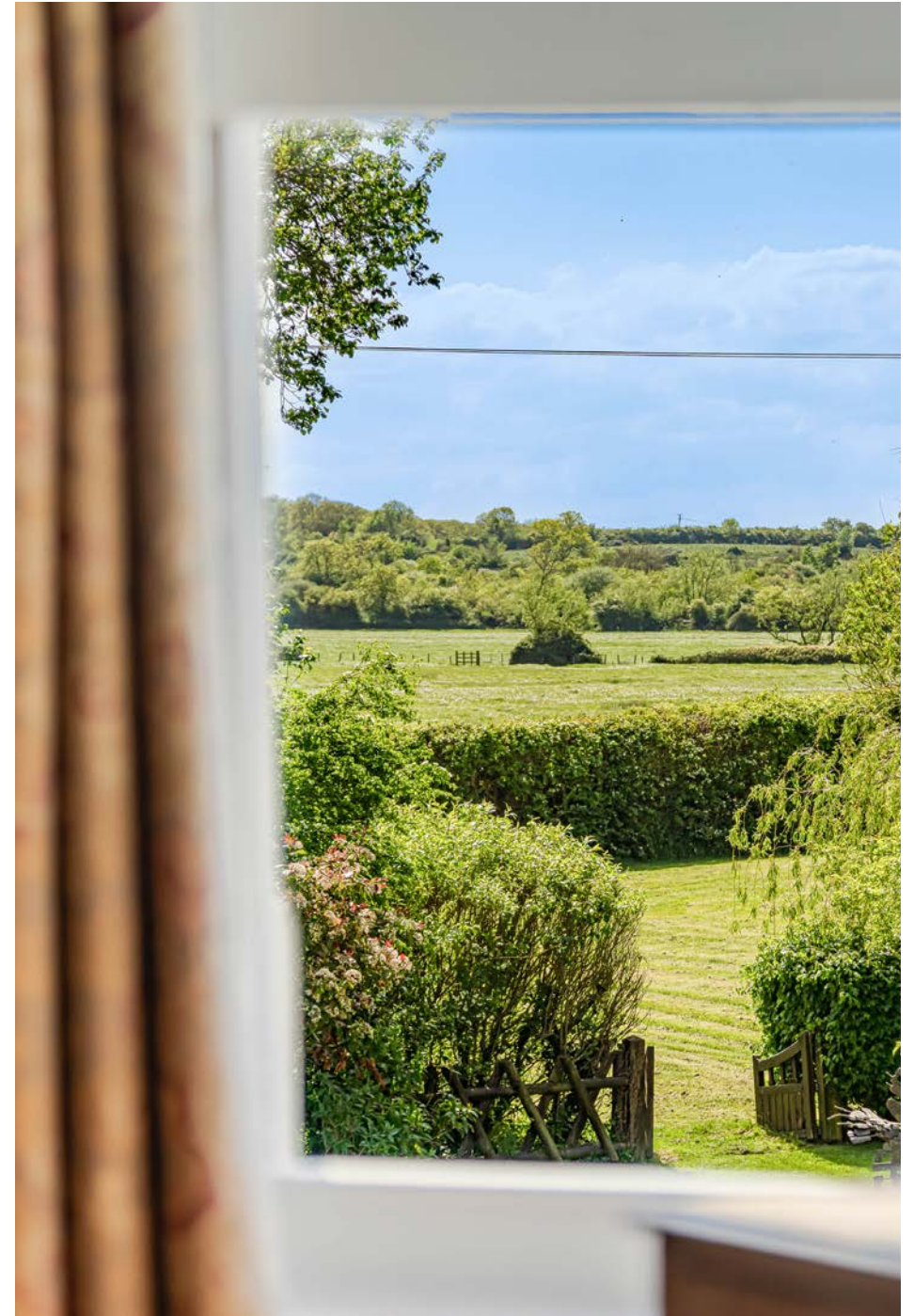






OUTSIDE

Outside, mature landscaped gardens of circa 1.2 acres surround the property, with expansive lawns, terraces, productive raised beds and a detached studio ideal as a home office or gym. A substantial outbuilding provides garaging, stores and former stables with further potential, subject to consent.





**Approximate Gross Internal Area 4191 sq ft - 389 sq m
(Excluding Outbuilding)**

Cellar Area 225 sq ft – 21 sq m
 Ground Floor Area 2143 sq ft – 199 sq m
 First Floor Area 1823 sq ft – 169 sq m
 Outbuilding Area 1100 sq ft – 102 sq m





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