



# PIDDINGTON

Oxfordshire



## THE OLD FARMHOUSE

The Old Farmhouse is a distinguished and beautiful Grade II listed family home enjoying far reaching views across open countryside and set within approximately 2.34 acres of charming established gardens.

			EPC
6	5	4	TBC

Local Authority: Cherwell District Council

Council Tax band: G

Tenure: Freehold



## THE PROPERTY

Occupying an exceptional position on the edge of this sought after Oxfordshire village. Believed to date back more than four centuries, the property combines substantial family accommodation extending to over 3,000 sq ft with a wealth of period character and architectural detail. Exposed timbers, original fireplaces and charming historic features sit comfortably alongside well-balanced living spaces, creating a home of considerable warmth and character.





## OUTBUILDINGS

Complementing the principal house is a detached two bedroom annexe, providing highly versatile ancillary accommodation. Featuring a striking vaulted open plan reception space, it is well suited for rental income, multi-generational living, guest accommodation or home working requirements.

A range of additional outbuildings further enhances the property's appeal, including a substantial former tractor barn currently arranged as a gym, a stable block and a triple garage, offering excellent storage and flexibility.





## LOCATION

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. Just 3 miles away is the spectacular Brill Hill, overlooking 4 counties. It has two excellent pubs, The Pheasant and The Pointer as well as shops for all day-to-day needs. 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. 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. 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, the Oxford schools and Bruern Abbey, an inclusive independent school for neurodiverse pupils. 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

The house is approached through mature gardens that provide a wonderful sense of privacy and seclusion. Sweeping lawns, specimen trees and a picturesque pond create an idyllic setting, while a generous terrace offers an ideal place for outdoor dining and entertaining, taking full advantage of the uninterrupted rural outlook.



**Approximate Gross Internal Area 3837 sq ft - 357 sq m  
(Excluding Garage & Outbuilding)**

Ground Floor Area 1453 sq ft – 135 sq m

First Floor Area 1050 sq ft – 98 sq m

Second Floor Area 367 sq ft – 34 sq m

Annex Area 967 sq ft – 90 sq m

Garage Area 748 sq ft – 70 sq m

Outbuilding Area 876 sq ft – 81 sq m



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