



The New Homestead

Piddington



The New Homestead, 82 Lower End

Piddington, OX25

Brill 3 miles, Bicester 3 miles (Bicester North and Bicester Town Stations), Thame 10 miles,
M40 (J.7) 11 miles, Oxford 14 miles, London 58 miles, Haddenham 12 miles
(all times and distances are approximate)

An attractive stone house in beautiful
gardens enjoying wonderful views.

Entrance Hall | Kitchen and Breakfast Room | Sitting Room | Drawing Room
Ground Floor Bathroom

Four bedrooms | First Floor Bathroom

Workshop | Large Gardens



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Lower End

A charming period cottage set in wonderful gardens and located at the edge of Piddington, a village with a thriving community and well placed for access into Oxford and London via Bicester.

The house itself has been significantly extended and now comprises four bedrooms alongside a bathroom on the first floor. The ground floor is entered through a generous entrance hall leading to the kitchen and breakfast room featuring a range cooker and solid wood cabinetry, and then through to the utility and ground floor W/C. There are two generous reception rooms with working fires and attractive wood flooring. There is also a ground floor bathroom.

To the front of the house is a good-sized front garden with a driveway offering space for several cars alongside a small lawn and various shrubs, trees and hedging. The rear gardens are mostly laid to lawn, again with mature hedges, shrubs and trees throughout. It is an exceptionally private space. The house sits alongside a large workshop in the rear garden. There are excellent views from the front as well as the rear of the house.

Situation

The village of Piddington is situated about three miles from Brill which provides a range of shops catering for everyday requirements with nearby Thame and Bicester both providing a more extensive range of shopping and recreational facilities including Bicester Village Retail Park.

The University City of Oxford is about fourteen miles away and provides an extensive range of educational, recreational and cultural facilities. Schooling in the area is excellent with the Windmill pre-school in Brill, Waddesdon Church of England School at Waddesdon and Asfold School in nearby Dorton.

Communications are excellent, with nearby Bicester offering a fast connection into London Marylebone. Road links are also very good, with quick access to London via the M40. There is also a direct rail link into Oxford city with regular services.



Services

Oil central heating. Mains electricity, drainage and water.

Local Authority

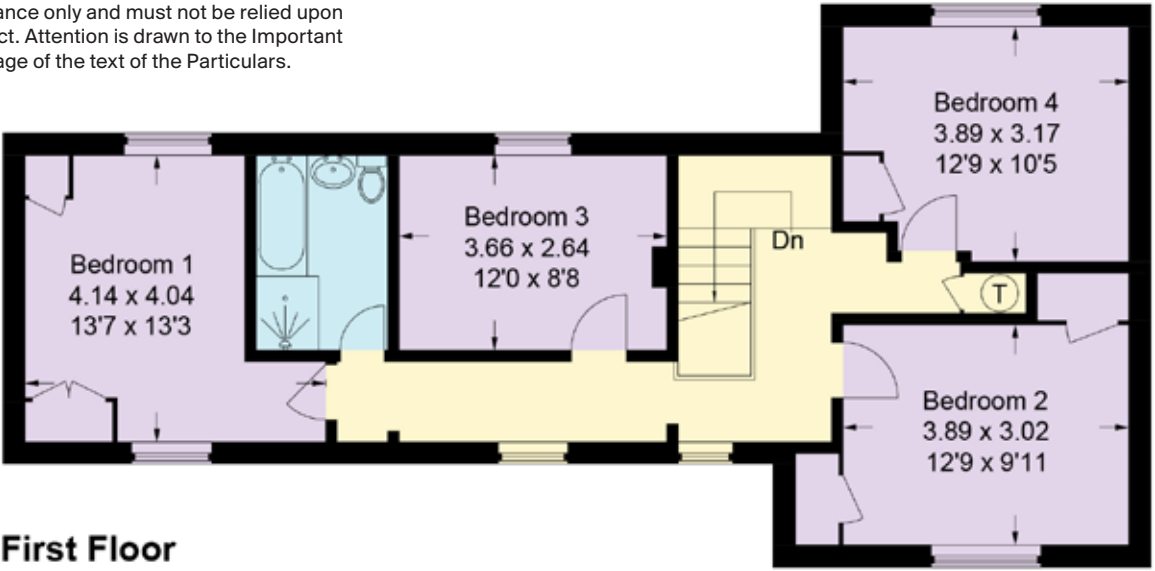
Cherwell District Council. Tel: 01295 252 532.

Viewings

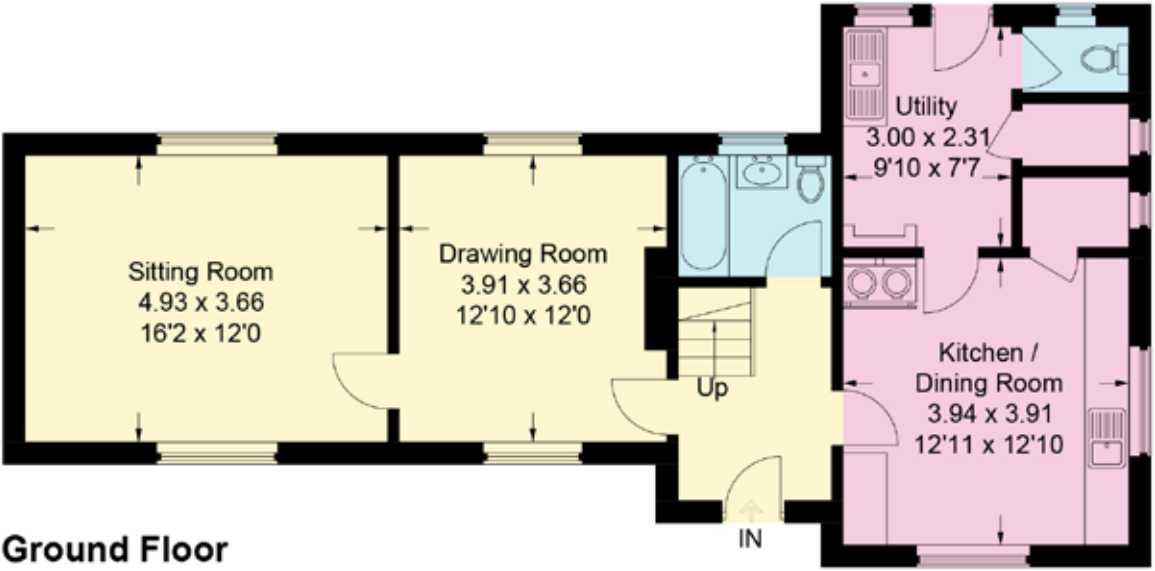
Strictly by appointment through Knight Frank
01865 790 077.



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First Floor



Ground Floor

Approximate Gross Internal Area
Ground Floor = 73.0 sq m / 786 sq ft
First Floor = 71.9 sq m / 774 sq ft
Workshop = 29.5 sq m / 317 sq ft
Total = 174.4 sq m / 1,877 sq ft



(Not Shown In Actual Location / Orientation)

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