

64 Lower End,
Piddington



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7,017 sq ft (651.9 sq m)
Five bedrooms | Village location
Driveway parking | Carport and annexe
Barn/workshop | 7 acres of land
Freehold | Residential
Guide price £2,225,000

A beautiful, five-bedroom home with a self-contained annexe, set in 7 acres of grounds and a meadow in the peaceful village of Piddington.

Individually designed and built in 2010, in limestone to complement the local vernacular, this wonderful family home occupies an idyllic, rural location. It offers refined contemporary living, with a range of premium features including limestone flooring with underfloor heating throughout much of the ground floor, air conditioning, Cat 5 cabling and an integrated sound system.

An elegant, dual-aspect glazed entrance opens into a welcoming hall, featuring a dual-sided log-burner, creating a striking focal point. It leads to the superb sitting room, which is interconnected with the drawing room. Both benefit from French doors onto the gardens. The kitchen is designed for everyday living, showcasing wooden cabinetry, granite worktops, integrated appliances, a range cooker and butler sink – all centred around an island. French doors open onto the terrace, while a curved built-in seating area provides an informal dining space. The kitchen flows seamlessly into the light-filled dining room, featuring a vaulted ceiling and views through its fully-glazed aspect and further French doors leading to the South facing terrace that is perfect for outdoor dining. Additional practical accommodation includes a study, cloakroom and sizeable utility room.

The first floor offers a luxurious principal suite with a light-filled dressing room, with wonderful views, and an en suite shower room. There are three further bedrooms on this floor, two of which are en suite, and a spacious family bathroom. An additional second-floor en suite bedroom provides ideal guest accommodation.

This wonderful home features an attractive twin-gabled façade with extensive contemporary glazing, designed to make the most of its far-reaching views. Set within lawned grounds and gardens, the property is bordered by mature planting, hedging and fencing, with an additional five-bar field gate off the driveway providing separate access to the adjacent 7-acre (approx.) field situated to the East of the house.



To the front, a substantial block-paved driveway offers ample parking, alongside a brick-built carport and wine store. Above there is a converted annexe, with potential (subject to planning) for guest accommodation or extended family living, accessed via an external staircase. A terrace provides the perfect spot for morning coffee, making the most of its south-facing aspect and a further side terrace provides another area for relaxed entertaining and al fresco dining. Tucked to one side, a spacious barn/workshop offers versatile space for hobbies, storage, ponies or other ancillary use.

Location

Piddington is a small village in northeast Oxfordshire, on the Buckinghamshire border. With a friendly and active community, there is a village hall and the church of St Nicholas, and the Bull and Butcher pub is found just over a mile away in the neighbouring village of Ludgershall. Village shops and pubs are also found in Brill. The market towns of Thame and Bicester provide more extensive amenities, with cultural attractions in the City of Oxford.

The area offers a wide selection of schools including primaries in Brill and Oakley, and state seniors in both Thame and Bicester. Independent schools include Ashfold School, Stowe School, Bloxham School, Bruern Abbey schools and the numerous highly regarded Oxford schools. Piddington is well located for communications with mainline rail to London, Birmingham and the north from either Haddenham and Thame (London/Marylebone from 40 minutes) or Bicester North and Bicester Village (London/Marylebone from 50 minutes). The M40 north (J9) is about 7.5 miles and south (J7) about 10 miles.

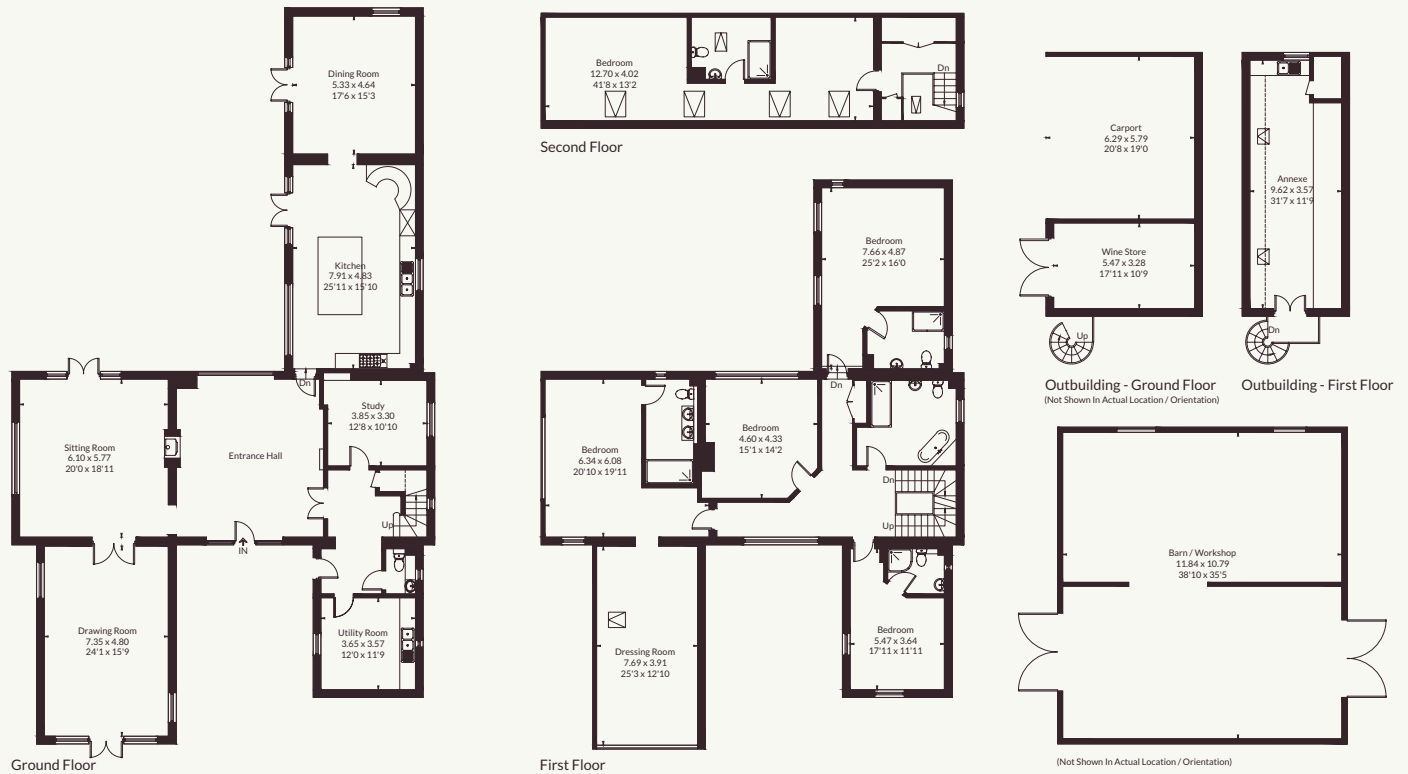
Postcode region: OX25

General

Local Authority: Cherwell District Council
 Services: Mains electricity, drainage and water. Oil-fired central heating.
 Council Tax: Band G
 EPC Rating: D
 Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>



Approximate Floor Area = 471.3 sq m / 5073 sq ft
 Outbuildings = 180.6 sq m / 1944 sq ft
 Total = 651.9 sq m / 7017 sq ft (Excluding Carport)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition. All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #109068

Strutt & Parker Oxford

201-203 Banbury Road, Summertown, Oxford, OX2 7LL

01865 692303 | oxford@struttandparker.com



@struttandparker

struttandparker.com

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