



17 Ludgershall Road, Piddington, OX25 1PU

Guide Price £600,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



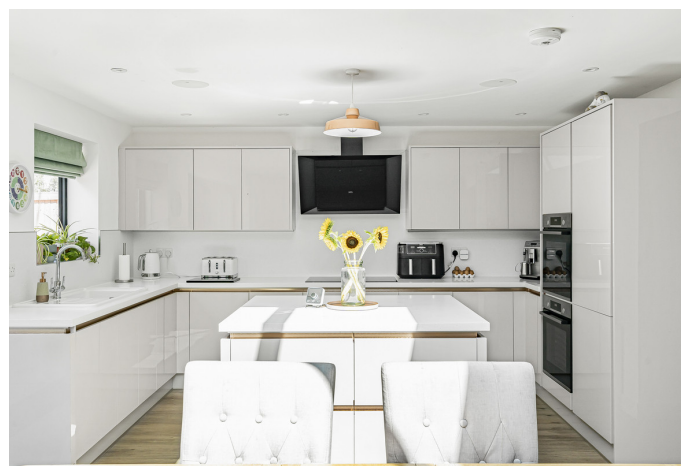


## The Property

A beautifully, refurbished, extended and improved four bedroom semi detached home with a fabulous bright airy kitchen/family room and detached home office. The property is ideally located on a quiet lane with views over farmland. The hall has a cloakroom, utility room, sitting room opening into a bright and airy kitchen/dining room with; large island unit, lantern window and patio doors. There are three double and a good sized single bedroom currently used as a dressing room and two bathrooms. The front garden has a lawn, parking for four cars, whilst to the rear there are patios, lawn, flower beds and a detached studio/home office.

The property is connected to mains; electricity, water and drainage. Broadband - according to Ofcom, Standard, Superfast and Ultrafast broadband are available ([checker.ofcom.org.uk](http://checker.ofcom.org.uk)). Mobile – According to Ofcom: there is variable coverage in home and good outdoor for EE, variable outdoor only for O2 and good outdoor only for Three and Vodafone. The government portal generally highlights this as a medium 2040-2060 surface water flood risk postcode. We are not aware of any planning permissions in place which would negatively affect the property but interested parties should make their own enquiries with the local authority. Information relating to Easements, Boundaries, Restrictions & Rights are available upon request.

Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice. Bicester provides for all your everyday needs including; shops, bars, restaurants, nurseries, schools, doctors, dentists, banks, the world famous Bicester Village Shopping Outlet and many sporting and recreational possibilities.







## Key Features

- Four Bedrooms
- Superb Open Plan 'L' Shaped Sitting Dining Kitchen
- Utility Room
- Two Bathrooms
- Single Garage and Parking for Four Cars
- Oil Fired Central Heating to Radiators and Wet Underfloor Heating to Extended Areas
- Attractive Spacious Garden
- Detached Home Office or Studio
- Views to Countryside

## The Location

Bicester Market Square 5.6m

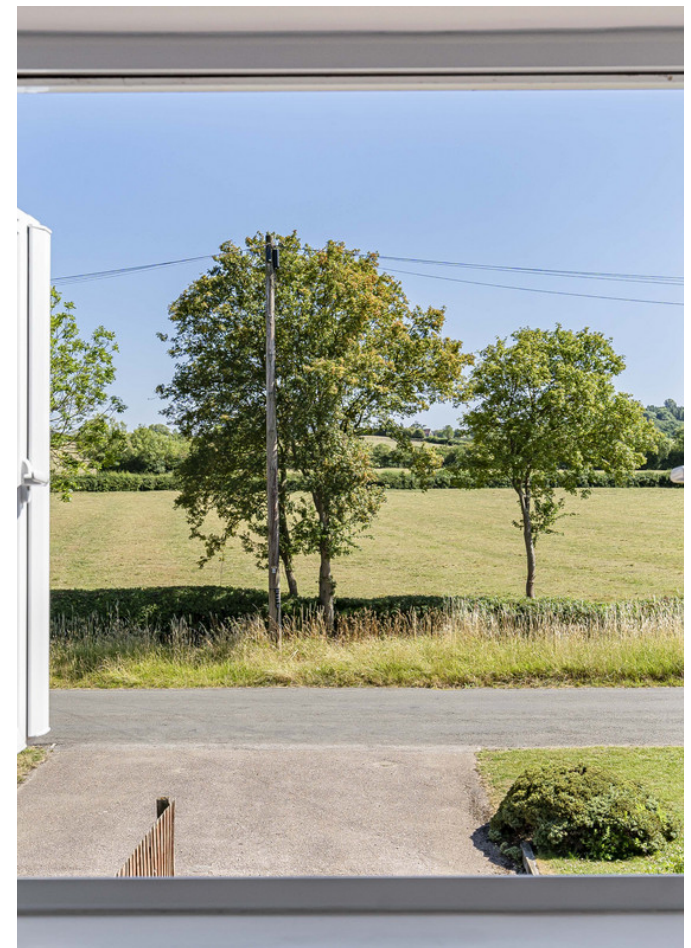
Bicester North Station (London Marylebone from approx. 50 mins) 6.6m

Bicester Village Station (London Marylebone from approx. 51 mins, Oxford from approx. 17 mins) 5.5m

Manorsfield Road Bus and Coach Station to Oxford, Buckingham, Milton Keynes and Cambridge 5.8m

All times and distances are approximate.

Local Authority: Cherwell District Council - C. EPC - C.

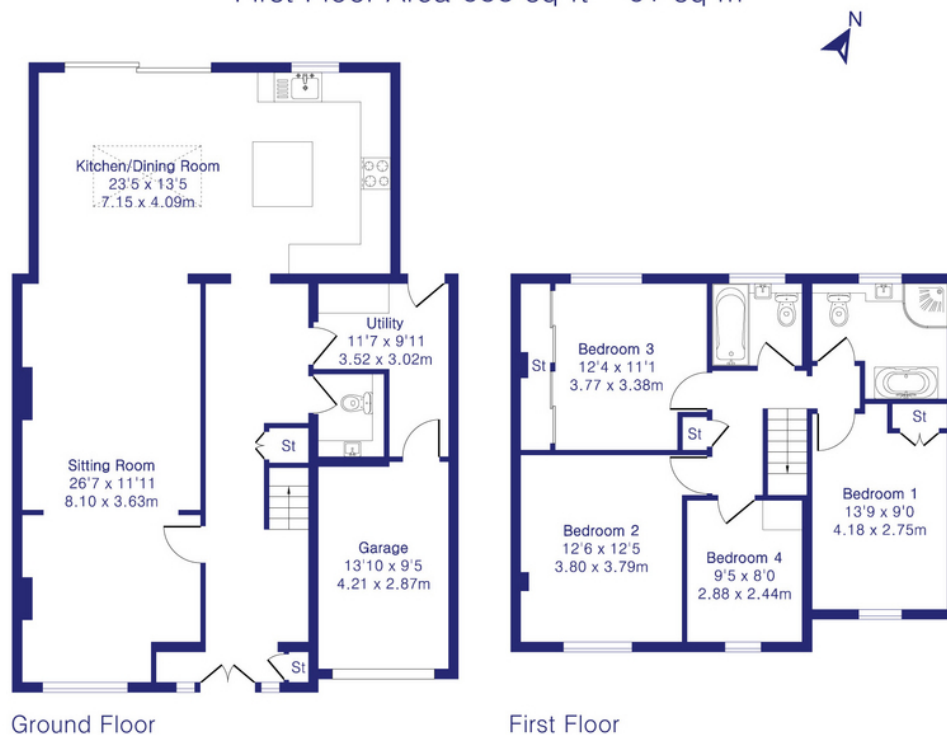




**Approximate Gross Internal Area 1736 sq ft - 161 sq m  
(Including Garage)**

Ground Floor Area 1078 sq ft – 100 sq m

First Floor Area 658 sq ft – 61 sq m



Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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