









72, Lower End, Piddington, OX25 1QD

Guide Price £600,000

**A bright and roomy house in a great location, that offers great accommodation "as is" but also offers a dizzying number of options to change/improve to your taste and needs.**

This mix of sublime farmland views, great living space, generous driveway & double garage, plus huge extension potential (STPP) and NO CHAIN comes along so rarely we don't expect it to be on the market for long... Great village location with a great community.

Piddington has the pleasing position of being tucked away in what feels like a very rural situation, while being placed only a few miles from fast road/rail access (M40 junction 9, Bicester North - Marylebone 40 mins) and all the amenities of Bicester. The village is a relaxed community of under 400 residents, with a village hall that is well favoured. Nearby Brill offers very pleasant amenities, with two excellent pub/restaurants and even its own brewery. Parents will find a good selection of state and private schools within easy distance, and there are various sporting clubs ranging from rugby and football to golf within a few miles. Dog walkers and ramblers will revel in the open land surrounding the village, and for those who simply enjoy a quiet life there are few better locations.

Willow End belongs to lovely clients we have known for some years. The story of its sale is unusual in that they bought it from family, intending to extend and improve it as their own family home for the long-term future. Then completely out of the blue, another property has come along that uniquely covers both home and work needs. In just the last year or so they have made all sorts of improvements, both inside and out, hence it is in good order throughout. But the potential for what you could do to it is endless - from extension (subject to consents) to garage conversion. And with that gorgeous field view to the front, it's an idyllic location that has few rivals.





While it's probably the least used entrance, we will start at the front door. An open porch shelters a glazed door with flanking floor to ceiling window, which combine to bring in fantastic light to the hallway. The stairs ahead are bright with white painted spindles and rail, flanking treads that have been fitted with a smart strip of carpet held on by traditional stair rods, a pleasing touch of style. At the end, a smart cloak room is well presented and includes a vanity unit beneath the sink. And under the stairs is a very useful cupboard.

Look right and one of four bedrooms provides the first glimpse of the wonderful outlook across the front garden and village lane through a broad front window. Opposite, the living room offers the same view, this time through a wide bay window that floods the room with light. There's an open fireplace straight ahead, essential on cold winter evenings, in a traditional stone surround. The room is a great size for relaxing in the largest of suites, and having had the rear wall removed it now links through to the vast kitchen behind.

Running the full width of the house, the kitchen offers considerable useable space. Double doors to the rear open out to the garden, where you can immediately see a timber gazebo and deck perfect for summer dining. Inside the doors the space is perfect for a breakfast table or perhaps some easy chairs, and to the right kitchen units run down all four sides including a peninsular. "Fully loaded", there's a good number of cupboards and drawers in addition to a range cooker, under a long run of worktops offering loads of prep space. And the dining room links through another opening off to the right, a generous space ample for the largest of Christmases!

Head upstairs and a bright landing links to all rooms. At the front a window looks out across the lane, offering the first full view of the wonderful open land beyond. Take a right and the first of three upstairs bedrooms is also the main suite. A large double room, it also contains both a walk-in wardrobe and a smart ensuite with a tiled floor and thermostatic shower.

Back along the landing, another bedroom is pleasant, with proportions that lend themselves well to adding fitted cupboards, with space to spare for a double bed. The smallest room is more compact hence more likely a great child's room or study. Serving both, the bathroom is in excellent order, with the unusual addition of a jacuzzi bath surrounded by tiling floor to ceiling for practicality. NOTE on the landing the airing cupboard is a good size behind double doors. And overhead the hatch leads to a tall loft that offers ample storage.









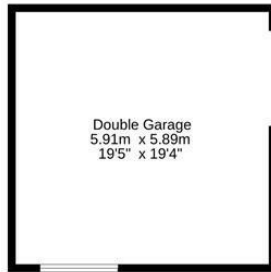
Outside, the house sits back from the lane behind a very pretty and mature front garden, containing various trees and shrubs, and even a Victorian street lamp! At the front the wall is traditional stone, and the lawn is edged with timber. The five bar gate on the right opens to a gravel driveway that offers parking in front of the house in addition to the drive down the right hand side leading to a huge parking area behind, enclosed by another gate..

At the rear, a detached double garage is currently used as a workshop, with power connected and a pair of doors to the side, and it could lend itself to all manner of uses from a generous home office, to a gym, or even the basis for annex accommodation (STPP). Between it and the house the garden is delightfully private and set up with equal aplomb for relaxing and entertaining. The afore-mentioned gazebo is a high quality item placed next to the lawn, connected to the house by a neat terrace, and the whole space is securely enclosed by timber fencing.

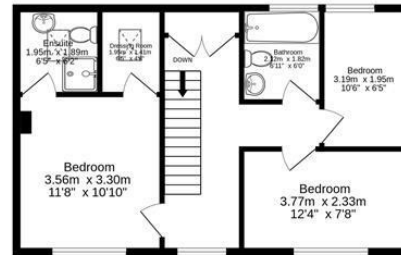
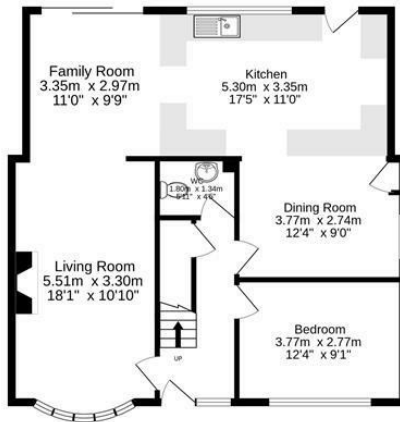




Ground Floor  
111.2 sq.m. (1197 sq.ft.) approx.



1st Floor  
48.8 sq.m. (525 sq.ft.) approx.



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TOTAL FLOOR AREA : 160.0 sq.m. (1722 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Material Information QR code:



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>68</b>
(39-54) <b>E</b>	<b>50</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Mains water, electricity, oil CH  
Cherwell District Council  
Council tax band E  
£2,957.66 p.a. 2025/26  
Freehold

- Wonderful location & outlook
- Wonderful, bright kitchen
- Double garage, ample parking

- Light and airy throughout
- Three or four bedrooms
- Pretty gardens to front & rear

- Living areas interlinked
- En-suite, bathroom & cloak

Important Notice

These particulars are offered on the understanding that all negotiations are conducted through this company. Neither these particulars, nor oral representations, form part of any offer or contract and their accuracy cannot be guaranteed. Any floor plan provided is for representation purposes only, as defined by the RICS Code of Measuring Practice and whilst every attempt has been made to ensure their accuracy the measurements of windows, doors and rooms are approximate and should be used as such by prospective purchasers. Any services, systems and appliances mentioned have not been tested by us and we cannot verify that they are in working order.

To discuss this property or to arrange a viewing please call, or drop us a line [interested@cridlands.co.uk](mailto:interested@cridlands.co.uk)

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