



A super well-presented semi detached house with lovely open views looking out over paddocks and planning permission granted for an attached three bedroom property.

2 Derby Paddock
Middleton Stoney, Oxfordshire
OX25 4AR

2 Derby Paddock

Middleton Stoney, Oxfordshire OX25 4AR

A super well-presented semi detached house with lovely open views looking out over paddocks and planning permission granted for an attached three bedroom property. You enter an enclosed entrance porch that leads into the reception hall with stairs to the first floor, a shower room at the far end and a door on your right into the dining room at the front which is open plan to the sitting room with French doors out onto the patio. Too your right off the hall is the fitted kitchen with doors out to both the front and rear. Upstairs are three bedrooms, two of which are good size doubles along with a further single bedroom and a family bathroom. Outside the front garden is laid to gravelled hardstanding with a detached garage to the side of the house. At the rear, the patio gives way to lawn with open views over paddocks. Planning Permission has been granted for an attached two storey three bedroom attached property (ref Cherwell District Council 20/02727/F). The ground floor comprises an open plan sitting, dining and kitchen whilst upstairs are two double and a single bedroom along with an en suite to the main bedroom and a family bathroom. At the front of the property is off street parking and the rear has a garden enjoying the same lovely open views over the paddocks as the neighbours.

SITUATION

Middleton Stoney has a public house/restaurant and is approximately three miles from Bicester with its excellent range of shopping recreational and social opportunities. Bicester also provides mainline railway services to London Marylebone in around 45 minutes and the property is well placed for the A34 and Junctions 9 and 10 of the M40.

AGENTS NOTES

All main services are connected.

Local Authority: Cherwell District Council; Band C. EPC Rating:
Viewings Strictly by appointment via Thomas Merrifield Bicester
+44 (0) 1869 253253



DIRECTIONS

Bicester Market Square 3.8m Oxford Carfax Tower 14.7m London 65m
Bicester North Station (London Marylebone approx. 43m) 3.7m
Bicester Village Station (London Marylebone from 44 mins, Oxford 14 mins) 3.9m
Manorsfield Road Bus and Coach Station to Oxford, Buckingham, Milton Keynes and Cambridge 3.7m
All times and distances are approximate.



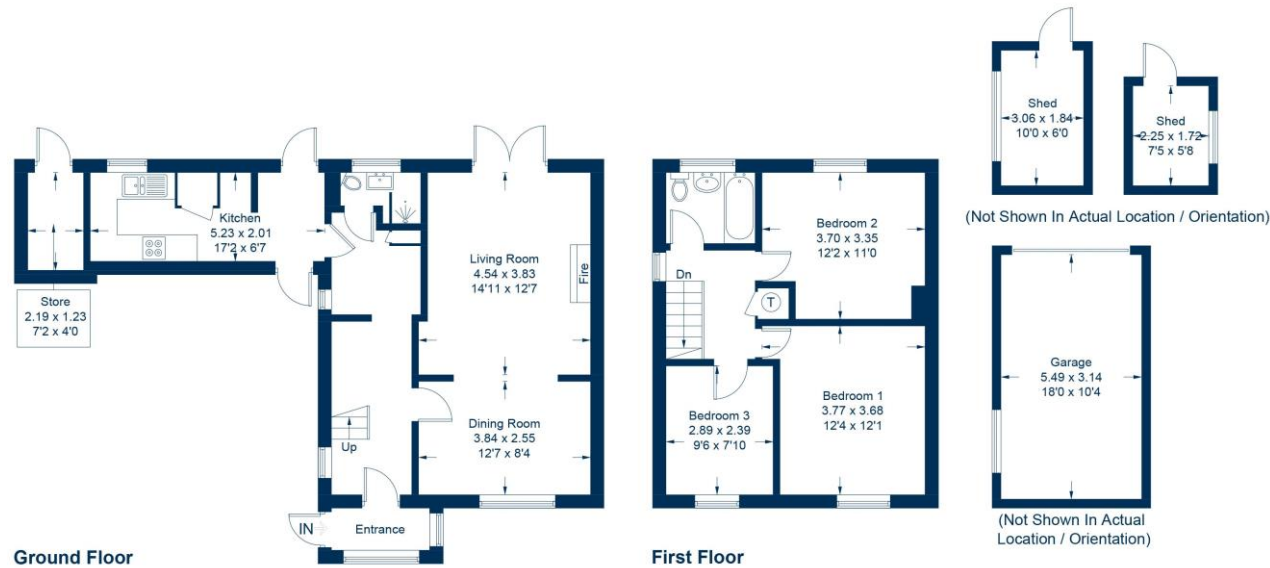


- **Planning Permission Granted for Three Bedroom Attached House**
- **Three Bedrooms**
- **Dining Room**
- **Open Plan Sitting Room**
- **Fitted Kitchen**
- **Shower Room**
- **Family Bathroom**
- **Parking**
- **Garden with Super Views Over Paddocks**
- **Well Presented**

Guide Price £425,000 Freehold



Approximate Gross Internal Area
 Ground Floor = 56.2 sq m / 605 sq ft
 First Floor = 42.0 sq m / 452 sq ft
 Garage / Store & Sheds = 29.7 sq m / 320 sq ft
 Total = 127.9 sq m / 1,377 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

© CJ Property Marketing Ltd

Contact:

39 Market Square, Bicester, Oxon, OX26 6AG
 Tel: +44 (0)1869 253253
 E-mail: - bicester@thomasmerrifield.co.uk

Important Notice

Thomas Merrifield for themselves and their clients give notice that:-

1. They are not authorised to make or give representation or warranty in relation to this property, either on their own behalf or on behalf of the Seller. They assume no responsibility for any statement made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
3. All areas, measurements or distances are approximate. The particulars are intended for guidance only and are not necessarily comprehensive. A wide angle lens may have been used in photography. Thomas Merrifield have not tested appliances or services and it should not be assumed that the property has all necessary planning, building regulation and other consents. Buyers must satisfy themselves with the property by inspection or otherwise.
4. Reference to any mechanical or electrical equipment does not constitute a representation that such equipment is capable of fulfilling its function and prospective Buyers must make their own enquiries.
5. They have no responsibility for any expenses or costs incurred by prospective Buyers in inspecting properties which have been sold, let or withdrawn. Applicants are advised to contact the Agent to check availability and any other information of particular importance to them, prior to inspecting the property, particularly if travelling some distance.