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2 Derby Paddock  
Middleton Stoney, Oxfordshire OX25 4AR

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A super well-presented semi detached house with lovely open views looking out over paddocks and gardens to three sides offering great scope for extensions. 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. To 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.

## 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: D

Viewings Strictly by appointment via Thomas Merrifield Bicester

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## 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.



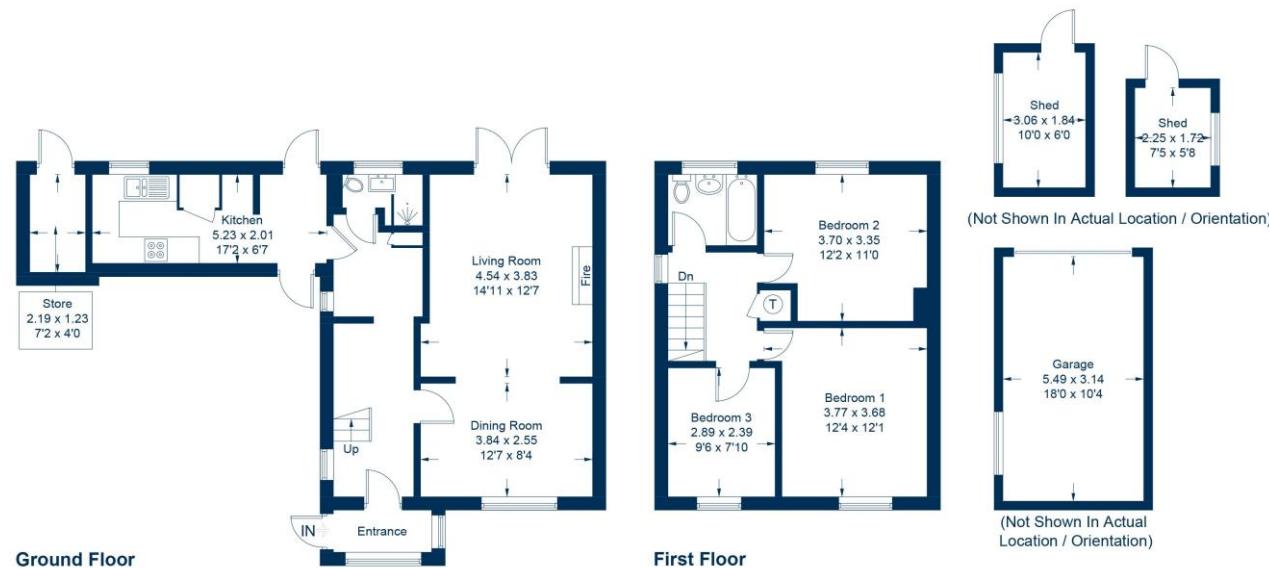


- Three Bedrooms
- Dining Room
- Open Plan Sitting room
- Fitted Kitchen
- Shower Room
- Family Bathroom
- Garage and Ample Parking
- Garden with Super Views Over Paddocks
- Well Presented

**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.

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