





29 Heyford Road, Steeple Aston, OX25 4ST

Offers Over £300,000

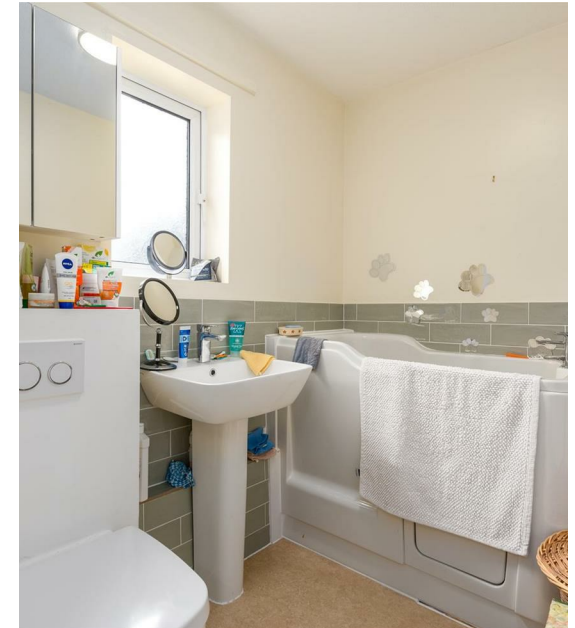
What started life as a compact bungalow is now an exquisite and roomy place with high quality fittings and overlooking a wonderful garden.

Quite extraordinary space including a 21 ft living room with lantern roof and a similar sized bedroom, overlooking a delightful garden. Lovely condition throughout and sat within a short level walk of the shop/ PO and a bus route, in a wonderful village.

Steeple Aston is an ancient settlement with roots going back to Roman times, maybe earlier. The village has its own shop and Post Office (barely a minutes' walk), a popular pub, a primary school dating back nearly 400 years, and a 1000 year old church. The community is enthusiastic and vibrant with activities ranging from WI to bellringing, football and cricket. Designated a conservation area in 1988, the village is set in glorious surroundings with the river Cherwell running through the valley, situated 8 miles away from the luxurious Soho Farmhouse. And not forgetting that it is also well placed for commuting, you really are spoilt for choice with options by road or rail to Oxford (17m), Banbury (10m), London (47 mins from Bicester North) and Birmingham. We think it's one of the most rewarding villages to live in locally.

Number 29 is quite a revelation. Starting life as a "standard" one bedroom bungalow, as our client came from a much larger house they decided that while renovating and modernising, they should also capitalise on the generous garden space and use a part of it to extend. The result is a wonderful property with a living room that includes a lantern roof and wide, glazed doors, extending to over 21 feet in length. As the extension covers most of the width of the house at the rear, the bedroom has benefited from the same expansion. Consequently, it's one of the most roomy one bedroom properties we know. That's just the inside. Outside, at the front there's room to create a driveway as the house sits well back from the roadway behind lay-by parking, a thick hedge and its own generous frontage. At the rear, the garden is marvellous - beautifully landscaped with quiet seating spaces, a wide variety of pretty flowers and shrubs, plus a small stone outbuilding for storage. Did I mention the location in a lovely village with shop/PO, pub, school and a decent bus service? It's a great prospect on many levels.

- Beautifully extended
- "Sit up" bath & modern suite
- Landscaped rear garden
- 21 ft Lantern roof living room
- Stylish modern kitchen
- Potential to add driveway
- 21 ft bedroom with wardrobes
- Pleasant front gardens
- Wonderful village setting



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The front porch is enclosed, and provides a really useful spot for all the usual items such coats, hats and boots away from the hall. Cupboards to left and right provide masses of further storage, keeping the clutter out of the wide hall and ensuring it's light and attractive. On the right, the kitchen is elegantly designed with good quality fittings that include a quartz worktop. It's a lovely, light space, complete with a sink placed perfectly to watch the birds in the front garden - and while you can see the world going by, the front hedge gives you the perfect amount of privacy. Deep cupboards make sure that even the most expert chef will have enough storage. Directly opposite, the bathroom has been designed with equal care. A modern white suite sits in a space that's well proportioned so there's plenty of room. Included within the suite is a very clever walk-in bath. Not seen frequently in this country, they're ideal for those with any mobility challenges to continue having a bath rather than resorting to a shower cubicle. But equally, if a shower were preferred it would be a swift and inexpensive swap.

At the end of the hall, to the left there is a huge bedroom that also looks out across the gardens to the rear. The extension has increased the size to nearly 22 feet in length, extremely unusual in a one bed property, and this has also meant that a bank of wardrobes have been fitted to the near end without compromising the space. It's an ideal shape as the layout allows for a dressing table, easy chair, even a sofa to be placed in the extended part while a large double bed occupies the near end. And it's a similar story in the sitting room next door. A lantern roof and bifold doors have been fitted to the rear, flooding in wonderful natural light as well as encouraging the garden to become part of the room - summer dining must be lovely here! The room is also fitted with a modern wood burning stove to the near end. Such ample dimensions ensure that the room never feels small. In fact it will house a large table and chairs (the perfect Christmas venue) to the far end while leaving room for the largest of suites near the fireplace - and there's masses of room remaining for the largest of dressers/ chests/ side tables, too.

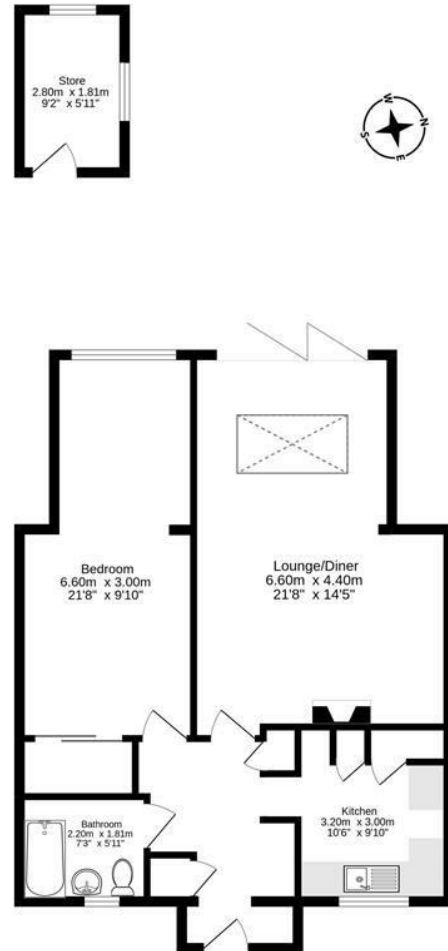
Outside, the theme continues. The front sits well back from the village lane outside, with no other properties opposite. A lay-by offers car parking, but there is also the space to put in a driveway to the right hand side if desired. Behind the hedge, the frontage is flat, open, and mainly lawned, with pretty borders running down either side as well as flanking the central path running to the front door. On the right, the path continues through a gate and up past the house to the rear garden. The paved terrace behind is deep and runs across the full width, offering a great sunny space from which to appreciate the garden. And what you find is a stunning, landscaped and thoughtfully-designed mix of lawn, formal beds, a wide diversity of flowers and shrubs, an ever-changing outlook that's a haven for wild birds and also faces West. To the rear there's also a brick shed so there's plenty of storage for the garden tools. Enclosed by close board fencing on all sides, it's discreet and peaceful, private but also very open with a great feeling of space. Our vendor has poured love into this garden and it shows. Few properties of this type can offer such a lovely outside space.

Mains water, electric, gas CH
Cherwell District Council
Freehold
Council tax band C
£1,878 p.a. 2022/23





Ground Floor
71.0 sq.m. (765 sq.ft.) approx.



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TOTAL FLOOR AREA : 71.0 sq.m. (765 sq.ft.) approx.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B		
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

to discuss this property or to arrange a viewing please call, or drop us a line
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