





5 Larsen Road, Heyford Park, OX25 5TA

Offers Over £650,000

**What's not to love? A well built and rather elegant pre-war base house perfect for a family, with garden space in abundance.**

Sitting in an exceptionally secluded plot of about 1/3 acre, a pretty 1930's link detached house in excellent, refurbished condition and set well back behind a large front garden. The house has huge scope (STPP) for adding an extension/garage/ driveway, or just enjoy as is. NO CHAIN.

Heyford Park is a vibrant, growing development with a new school, gym, Sainsburys, and very shortly a wide range of new amenities. Surrounded by glorious farmland, it has all the advantages of a rural village combined with the accessibility of a town. Rail access is excellent with Lower Heyford village, just a mile away, having a station feeding to Oxford and London Paddington, Bicester North station is 6 miles East with frequent trains into London Marylebone, a journey that takes as little as 40 minutes at peak times. Road links are also straightforward with both the M40 and A34 a short drive away.

5 Larson Road is one of the original RAF-constructed houses, built pre-war for Officers and their families. As a result they were very well built, and they came with enormous gardens by today's standards. Number 5 sits on a quite extraordinary 1/3 acre of land, with a lovely rear garden lined at the end with mature trees. And there's a deep lawned frontage which is pretty and also useful as it should allow easy creation of a driveway. The house has been comprehensively refurbished by the owners, with modern heating, glazing, electrics and fittings. So it's ready to move in to today. But the width and size of the plot means the potential for extension, subject to planning permissions, is enormous. Others of these houses have been snapped up the moment they have been marketed as there is only a limited number that will ever come to market, so be quick.

- Fabulous plot
- Generous kitchen/diner
- Long front garden
- Quiet side road location
- Utility room & cloak room
- Large, enclosed rear garden
- Four ample bedrooms
- En-suite & family bathroom
- Huge expansion potential (STP)



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The modern front door enters a hallway that's very spacious, and very bright due to the windows both in the hall and over the stairs above. Underneath the stairs a huge cupboard offers masses of storage and just to the right of them is the cloak room. The floor is tiled in modern, simple, elegant style and this runs right along the corridor and through the kitchen to the utility. First right, double doors on your right open into a light sitting room that's nearly 18 feet in length. While currently covered, the chimney breast to the right remains, so we suspect this could be opened up once more for an open fireplace or wood burner. And the window looks out across the lawned front garden. Directly opposite there is also a study which is compact but useful, with an alluring view over the rear garden. And at the end of the corridor the kitchen is splendid; double aspect with great light, the kitchen units include a peninsula as well as a stainless steel oven and built-in fridge freezer. There's a large breakfast table space, too, so family meals are generously catered for. In addition to the kitchen, even more storage and work surface space is provided in a large utility room to the side. Plumbing is fitted under counter for a washing machine and separate drier. And the cupboard contains a pressurised water cylinder hence both hot and cold water are supplied at mains pressure.

Upstairs, four well-proportioned bedrooms are provided. The main bedroom is double aspect hence it's very light, and the main view is out across the long front garden. It is also equipped with a very attractive en-suite shower room that includes a large shower cubicle as well as a chrome towel radiator. Next door, bedroom three is also double aspect, hence very well light, and it's generously proportioned. To the other side of the landing, bedrooms two and four both look out over the rear garden, and both are also decent double rooms. Serving all four, the bathroom continues the same style as the en-suite, hence it's simple and elegant, this time with a bath.

Outside is just wonderful. Set back nearly 30 metres (100 ft) from the roadway, the house has such a great feeling of space. The frontage is mainly lawn, with a path up to the front door, and it's wide too. Fencing to the left side of the house runs to the left for nearly 20 metres (60 feet) then continues back to a tree-lined rear boundary beyond which there are just a few other properties some distance back. The rear garden is fairly square, almost entirely lawned, and a delightful space that's rare to find. Such is the extent of the plot, we would not expect any difficulty with building a driveway, a significant extension, garage or all three - subject to checking planning permission. If you would like assistance with further investigation of that please ask and we will be glad to assist.

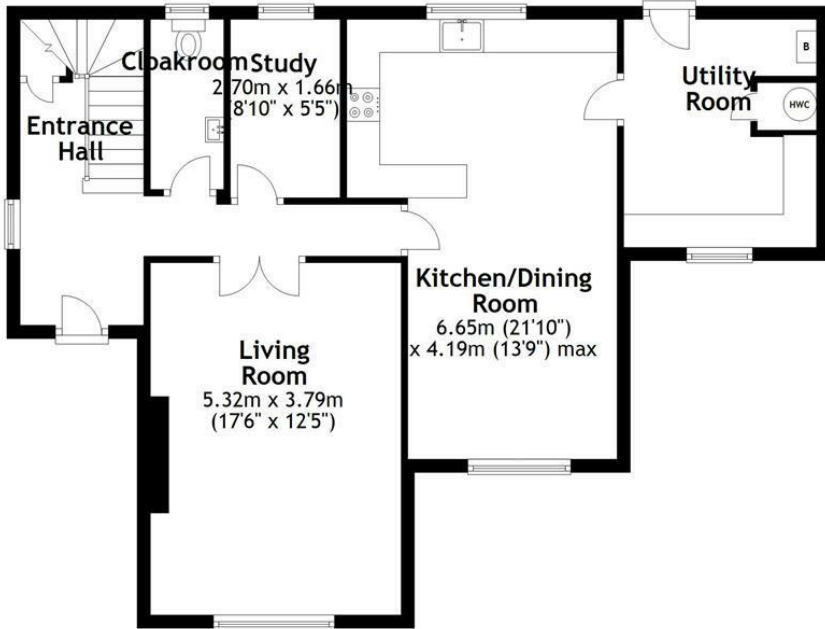
Mains water, electricity, gas CH  
Cherwell District Council  
Freehold  
Council Tax band E  
£2,446-03 p.a. 2021/22  
Annual service charge 2022/2023 £265





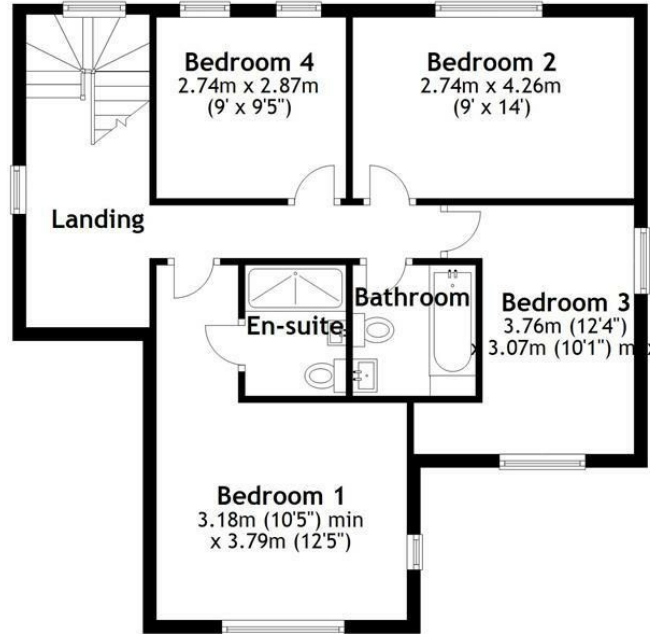
### Ground Floor

Approx. 75.4 sq. metres (811.2 sq. feet)



### First Floor

Approx. 66.5 sq. metres (716.3 sq. feet)



Total area: approx. 141.9 sq. metres (1527.6 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>68</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

#### 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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