





Somerton Road, Upper Heyford, OX25 5LB

Offers Over £650,000

We have coveted this house for years! And now we get the chance to sell it... Oodles of character, extraordinary space, and great condition.

A delicious detached stone cottage of over 2,000 sq feet with detached timber store/ office, three main bedrooms, three receptions, plus potential to create an annex. Lovely order throughout and masses of character, set in a village very close to great amenities and easy for commuter access.

Upper Heyford is a quiet and secluded village away from the beaten track but within easy reach of amenities and road/ rail links. The community is vibrant and varied with a well-used village hall and green plus a good local pub (albeit currently undergoing a post-lockdown change of ownership); many villagers also enjoy a walk of around a mile down the Oxford Canal to Lower Heyford where a shop and cafe can be found at the canal wharf as well as a further good pub. Rail access is excellent with Lower Heyford having a station feeding to Oxford and London Paddington, Bicester North is 7 miles East with fast and frequent trains into London Marylebone. Road links are also excellent with both the M40 and A34 a short drive away. And nearby Heyford Park, a new development of houses on a now redundant RAF base, is fast increasing amenities which include a school, Sainsburys and bus service today but will feature far more in the near future.

Shop House is exactly as it sounds, the old shop that served the village for many years. Knowing this then explains how the facade works as clearly at one point there was a display window to the right side and the main door into the shop next to it. Today it's a fine and comfy home exuding all the lovely character we expect from a village home! But more than most, it also prioritises great living spaces so the accommodation is unusually roomy. In addition, it's also really light so the overall positivity is excellent throughout. There is also potential to change it around for a variety of uses. The current study sits next to a large utility room, ideal for conversion to an annex if desired. And the timber store could equally lend itself very well to conversion into a home office. It all adds up to something both charming and also practical to a wide audience. Come and have a look...

Let's bring you in via the door most used, under the veranda/ open porch to the rear. Swing back the thick timber door and step down onto a lovely chequerboard tiled floor. Follow down to the left and you will reach a cloakroom, beautifully fitted with modern fixtures, and very stylish. Next door on its right the utility room is quite a surprise. An oil boiler and hot water tank feed the heating system, including underfloor heating. Its generous space easily accommodates a chest freezer, washing machine etc and there's even a Belfast sink with timber worktops and drainer either side. Move back to the hall and the first of the reception rooms is a study with a beautifully patinated timber floor, it's a delightful room and the wide sash style windows to the front overlooking the lane provide both wonderful light and a pretty view. The ledge door to the front leads out into the lane, hence this can be a separate access if required. Continue down the hall into a huge dining room with a locally quarried limestone floor, where the current table with ten chairs is pretty much dwarfed by the space! A wood burning stove has been fitted to one wall and opposite two more large sash style windows flood the room with light. Walk through the rear door and you'll enter the kitchen. At some 35 feet in length, this is a stunning space. To one end an exceptionally generous suite of units combines with a pantry cupboard, coffee maker, range cooker to provide a very effective and stylish kitchen. Then to the other end, a large breakfast area sits perfectly placed to take advantage of the garden and terrace behind through a pair of glazed doors. It's such a great space you could easily house a very generous table here in addition to a Welsh dresser, bookcases, even a sofa without feeling restricted. We rarely come across the kitchen this large anywhere! And from the breakfast area you walk through into the most characterful part of the whole house. With exposed stone to 3 walls and beams overhead with a deep fireplace the central focus, this is a gorgeous living room. More oak plank floorboards underfoot combining with the beams overhead to give this room such great warmth. But it's also just as light as the rest of the house, as it is double aspect (with more glazed doors to the garden), hence at any time of day the light throughout is excellent.

- Quite splendid throughout
- 35 ft long kitchen
- Three generous bedrooms
- Character and charm
- Utility & cloak rooms
- Beautifully landscaped gardens
- Three large receptions
- Stylish bath/ shower room
- Timber outbuilding



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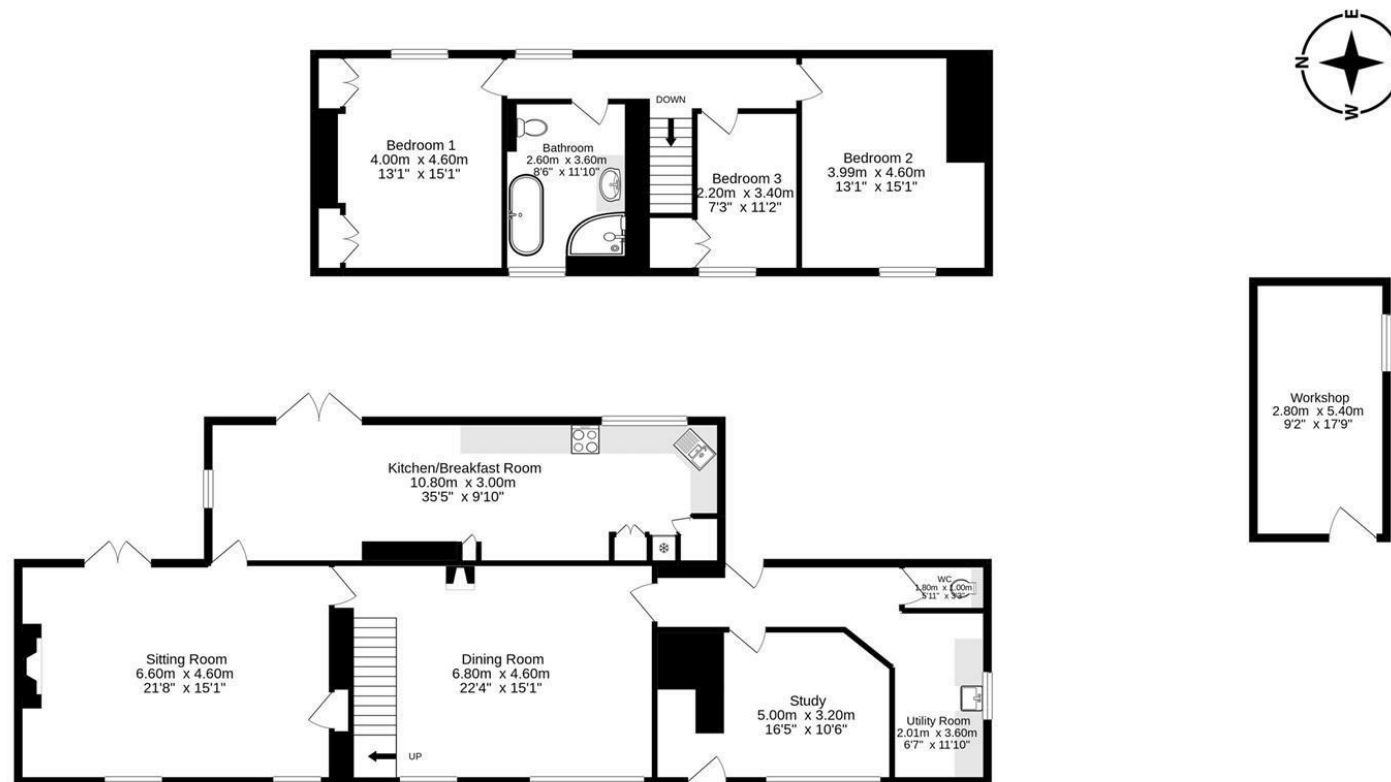
Upstairs offers no disappointments either. At the top of the stairs, the landing runs left and right. Take a right and you'll come to 2 double bedrooms, both of which are amply sized, with the same pretty sash windows found downstairs. The larger of the two occupies the whole end of the house, hence at the moment it is fitted with two double beds yet still has room spare for several chest of drawers, hanging rails, even a desk! The smaller amply hosts a double, but in addition the deep over stairs cupboard provides almost all the storage you could ever need so there's little need for other furniture. Head back down the landing and just past the stairs take a left into the bathroom. Like the rest of the house, the proportions are very generous, hence the roll top bath and large walk-in shower still leave you with acres of space. Plantation shutters have been cleverly fitted over the window, too, hence you can sit on the pretty window seat and gaze out without compromising modesty... It's all done with such style that there's a touch of opulence, a little of the holiday home about it, but it still manages to be friendly and relaxed. And at the end of the passageway is the last of the three bedrooms. It is elegant and very attractive, painted in pleasing pastel shades. Wardrobes either side of the chimney breast provide great storage, and as this room is the same size as the large double at the other end there really is masses of room around the bed - easy chairs or even a sofa would not be a squeeze in here. And to the rear the window looks out over not just the garden but also the allotments (owned by the village hence protected) and beyond that farmland.

Outside to the front the house sits back from the village road behind the pavement, and on the left end is a pedestrian entrance gate which comes round into the garden. To the right of the house the driveway leads up to several parking spaces, both next to a stone wall and then behind the house. Walk round to the rear and you come to the substantial open porch/ veranda that leads to the hallway door. Continue onwards and you reach a pair of five bar gates that access the garden, next to which is a rather charming oak-framed timber outbuilding. This is a rather grand take on the average garage! Currently used as a workshop and store, there is power connected hence this would allow creation of a pretty magnificent office if desired. Beyond, a terrace behind the house is flanked on either side with gravel. A wide and varied array of plants run along borders on the left, bordered themselves by a stone wall and flanking a very pleasant lawn. Further planted beds stocked with shrubs and flowers separate the main lawn from a smaller, secluded lawned area at the rear. This is also screened from a couple of other properties behind with mature hedgerows and a number of trees. And there is a seating area to the left-hand rear next to the stone wall, with a charming and relaxed view of the allotments next door. It all adds up to an exceptionally pleasant and peaceful garden, a lovely tranquil spot.

Mains water, electric, oil CH
Cherwell District Council
Council tax band F
C.£2,948 p.a. 2021/22







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TOTAL FLOOR AREA : 196.8 sq.m. (2118 sq.ft.) approx.

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. 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	41	86
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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