





Very much the best of its type we've seen yet. Huge living spaces, all rooms large and bright, and some great post-build upgrades.

Over 2,700 sq ft of elegant bay-fronted detached house with bright and spacious rooms including 3 charming receptions, c.27 ft kitchen & separate utility, 5 spacious bedrooms (including 2 en-suites and a dressing area!), detached double garage & driveway, plus wonderful landscaped gardens.

Heyford Park is a vibrant, growing development with - amongst others - a new school, gym, Sainsburys, a new bar/restaurant, and very shortly a wide range of other 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.

Number 2 has been designed to a charmingly traditional style that's perfectly in keeping with the 1920's origins of the base, and it's all the better for it. The double-fronted facade with its open porch feels proud, familiar and reassuring. It's set back behind a good size frontage alongside which the parking and garaging is generous. Once inside, the space is exceptionally appealing, as is its immaculate condition, with a great flow that centres around a huge kitchen/dining/day room with wide folding doors. Upstairs is more of the same, with a fabulous main suite including a bathroom with both bath and separate shower, plus a dressing area with wardrobes Imelda Marcos would find impressive! And the outside space is almost more impressive than the inside, as the vendors have invested heavily in landscaping what was a very blank canvass, transforming it into a charming mix of pristine lawn and full-width deck with pergola - the perfect mix for family life and entertaining.

Heading in under that charming open porch with its curved brick arch, the entrance hall is deliciously light, and beyond you can see right through the kitchen to the lovely garden behind. The stairs rise away from you, with elegant white spindles topped off by timber hand rails, a lovely touch of style. And beneath them a deep cupboard provides useful storage. The first living space to the right is a double aspect room, beautifully light with a bay window that's very attractive. Used here as a study, there's ample space for sofas etc as well, such is the size. And that deep bay window to the front has proved perfect for housing a desk and filing cabinets in a position that feels positive and welcoming - not a bad place to work! The plantation shutters have been fitted by the vendors, a very clever and stylish alternative to curtains.



Back across the hall, the main living room space is a delight. Taking cues from the outside, the fireplace is brick edged, with a thick timber mantle overhead and an efficient, modern wood burner. It's such a great size room that it houses a large suite, coffee tables, TV, and stand etc with room to spare. And that same bay window found in the reception opposite is also present here, with the same effect of bringing in great natural light.

At the end of the hall, head past the immaculate and rather stylish cloakroom to the signature space of the downstairs - the kitchen. At nearly 27 feet wide, with windows and bi-fold doors flooding in light, this is truly stunning. The ergonomics are excellent; high quality kitchen units on three sides wrap around an island to the centre that also contains a breakfast bar, and behind it is a utility room. The centre part of the room lends itself ideally to dining, with ample room for the largest of tables in front of the bifold doors. And to the left there's a relaxed seating area with a TV affixed to the rear wall. In addition to all this, the "study" as it's termed on our plan is used by our clients as the perfect play room, accessed through clever doors that slide into the walls.

Upstairs, the landing is broader than than most, and amply lit by a large window to the front. Starting from there, the first of five bedrooms is an ideally proportioned double with a broad window, overlooking the quiet drive outside. Next door, past the airing cupboard, a stylish and immaculate main bathroom is simple and modern with a suite that includes a bath with shower overhead. Beyond the bathroom, the first of two en-suite bedrooms is large and pleasant with windows to two sides flattering what is already a generous space. Serving this room, the en-suite exhibits a similar style to the main bathroom, but this time with a large, low-level walk-in shower.

At the top of the stairs, the two smallest bedrooms are doubles, almost identical in size - equally effective children's rooms, studies or spare rooms. Last but definitely best is the main suite to the other side of the landing. This large double room is delightfully open and bright, with a pair of wide windows opening onto the drive. The absence of most furniture in here is explained next door as 16 feet of wardrobe and storage cupboards, split to both sides, provides the corridor through to the en-suite, which contains both bath and separate shower in a simple and elegant space. By almost any standard, this is pampering with a capital P!

Outside, the house sits back off a block-paved roadway. A central path to the open porch is flanked by a range of shrubs and flowers dotted among the gravel-covered flower beds, so designed to discourage weeds. On the right the tarmac driveway provides ample, generous parking for two or three vehicles in front of the double garage (complete with EV charging point), which is detached with a pitched roof hence there is masses of potential storage above.



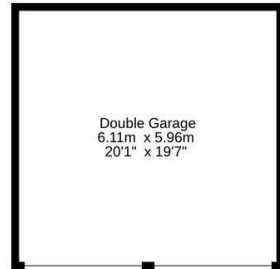
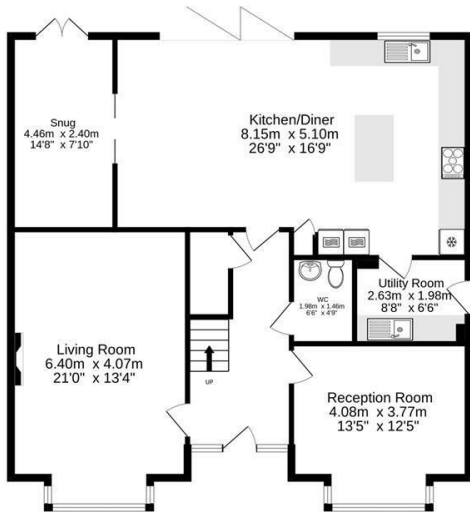


The gate to the left brings you to the rear garden. A paved path splits, running to the right behind the garage (a handy bin store area) and then broadening on the left to form a large terrace behind the house. Borders stocked with a range of pretty plants run down both sides, then giving way to timber planters that run down the rear sides and back of the garden, containing a screen of trees that provides a pretty and effective seclusion from neighbouring properties. This also frames a sunken deck that runs the full width of the garden, with a pergola on right hand end for shelter from sun or rain. The design is simply delightful, clean-lined and attractive, and creates an area that's perfect for entertaining on a grand scale or just lazing around with the family on a sunny day.

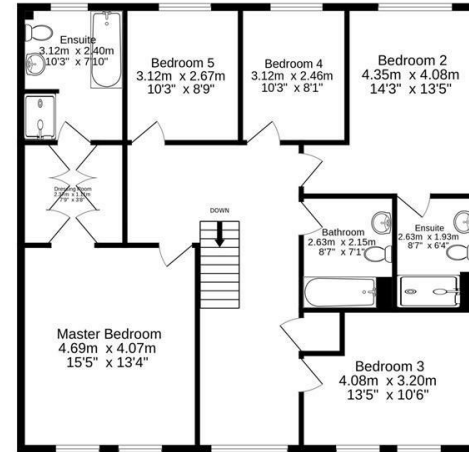
Mains water, electricity, gas CH
Cherwell District Council
Council tax band G
£4,368 p.a. 2023/24



Ground Floor
145.0 sq.m. (1560 sq.ft.) approx.



1st Floor
106.7 sq.m. (1148 sq.ft.) approx.



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TOTAL FLOOR AREA : 251.6 sq.m. (2708 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	85	90
(69-80) C		
(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	

Important Notice

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to discuss this property or to arrange a viewing please call, or drop us a line interested@cridlands.co.uk

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