ESTATE AGENTS
Cridland
& Co.
SPIRE & SHIRE

# 7 Gordon Road, Upper Heyford, OX25 5TF

**Guide Price £275,000**

**A lot of space for a two bedroom house, with masses of scope to improve but already well presented.**

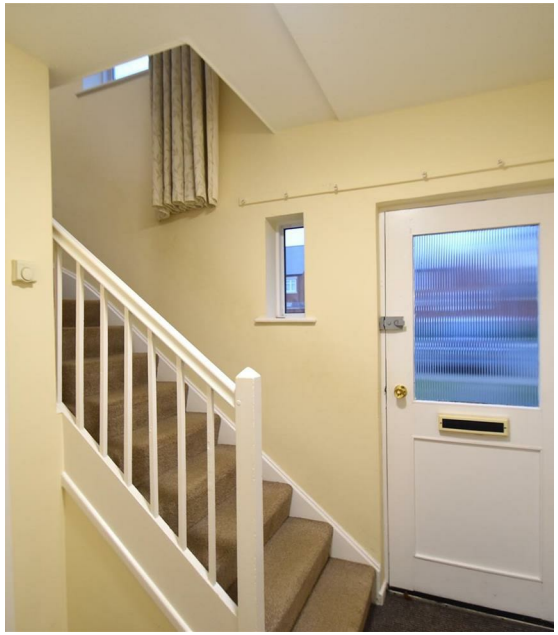
Well presented, with upgraded electrics and heating, a roomy two double bedroom ex RAF house with two receptions, kitchen & utility, South-facing garden & parking. Light modernisation could include converting a walk-in cupboard to an ensuite, & opening up the kitchen to the dining room. NO CHAIN

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.

Gordon Road is one of the RAF-constructed houses, built pre-war for servicemen and their families. They were well built, attractive, and bright with large windows and generous rooms. Let by the Dorchester Group, owners of the Park, for some years, it has been updated more recently with modern carpets and a repaint, and it is also double glazed as well as having electrics and gas systems safety checked in 2023. Hence it is ripe for some light modernisation/personalisation.

The house sits well back from the sleepy side road it's located on, behind a broad lawn that is in turn set back behind the generous parking at the front. The main door leads into a broad hall with the stairs rising then turning on your right, underneath which is a vast and very useful store cupboard. Ahead of you, the living room is almost square, the ideal proportions, with a broad window to the rear overlooking the rear garden. An opening on the right leads into the dining room next door, adjacent to which is the kitchen. While dated, it is perfectly presentable as it stands; but we imagine that it makes sense to remove the wall between kitchen and dining room in the process of modernising, which would make this a very effective, modern day, room space. And in addition to the kitchen, to the right hand side is a large extra room, currently containing the boiler and not much else. This looks to be an ideal utility room, with doors to front and rear giving easy access to the garden without coming through the house.

- Surprising space
- Two double beds
- South facing garden
- Opportunity to improve
- Two separate receptions
- Ample parking
- Electrics & boiler upgraded
- Kitchen & utility
- No chain



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Upstairs, the landing opens to all rooms. Both bedrooms are very good doubles, and both have a pleasant outlook over the rear gardens. One is equipped with a cupboard to the near wall, in which there is a hot water cylinder. We have annotated the smaller room as bedroom one, with good reason. A door to the corner accesses a really large storage space with its own window. At present, this is a dressing room, storage area, whatever you will. But it would appear to be ideal for conversion to an ensuite. And currently at the other end of the landing is a bathroom with a white suite. Note there is also a generous linen cupboard to the left of the landing.

Outside, at the front, the house sits back behind generous, allocated parking and an expanse of lawn continues across in front of most of the houses. There is both a front door and a utility room door. And the rear of the house, a generous lawn is punctuated only by a couple of sheds ideal for storage. The garden is securely enclosed, safe for children or animals, and as it faces south, it's a great sun trap.

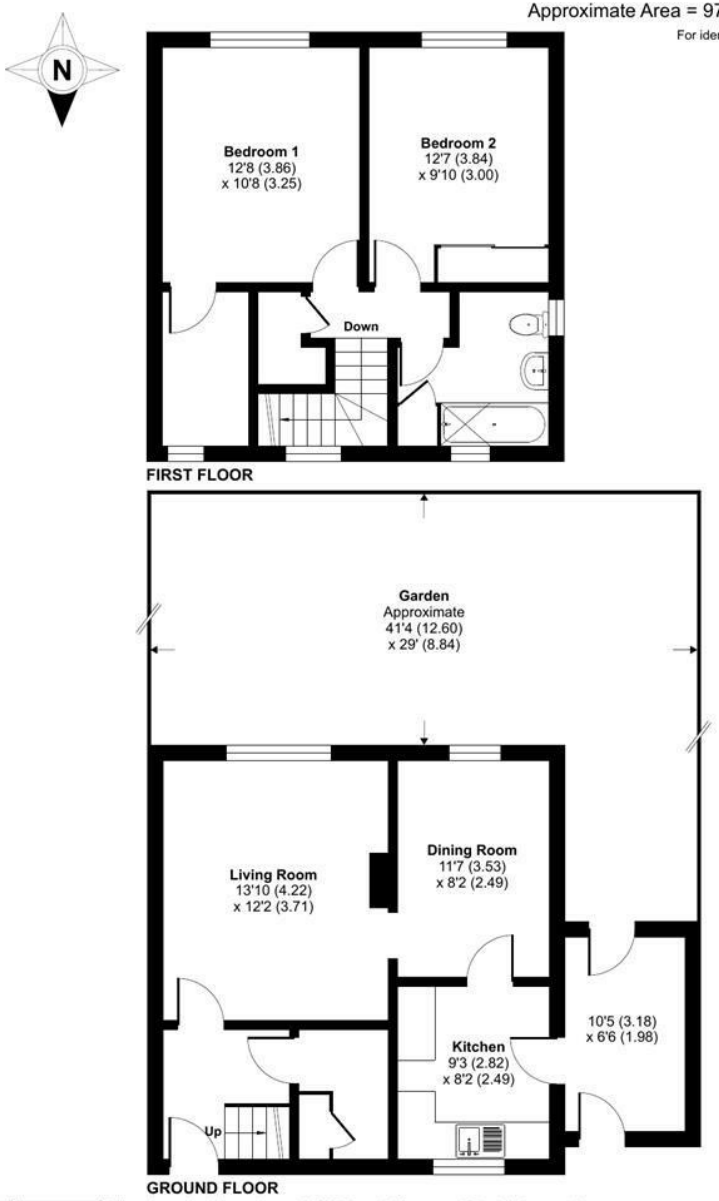
NB Some further info ref the facilities. Dorchester Group manages the whole Park and as this site was originally a working airbase, gas is tank stored collectively on-site and that plus the electrical supply are bought in bulk by the Group to reduce costs per household and keep the rates competitive. As a result, all residents are billed by Dorchester rather than eg British Gas, Ovo or similar. Similarly there is a small cost per annum for maintaining the roadways, communal lighting etc. This ensures the whole development is kept to a high standard.

Mains water & electricity, gas ch
Cherwell District Council
Council Tax Band A
£1,470 p.a. 2023/24

# Gordon Road, Upper Heyford, Bicester, OX25

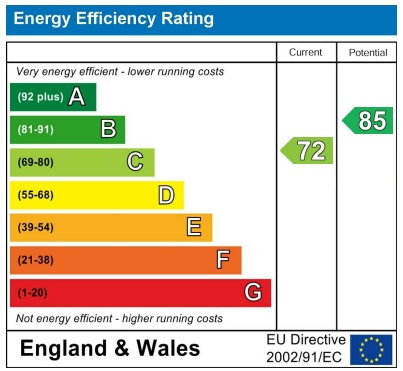
Approximate Area = 973 sq ft / 90.3 sq m

For identification only - Not to scale




Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Heyford Residential Limited (Dorchester Group). REF: 1074926





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