



Station Road, Lower Heyford, OX25 5PD

Offers Over £450,000

**The possibilities are many with this house. Extend and increase in one of various ways; or just enjoy what is a detached house with pretty views front and rear.**

Sitting in a secluded position behind stone walls and hedges, with field views front and rear, a three bedroom detached house with three receptions, sat in a generous plot of c.1/5 acre, including masses of parking. Updating required but also offering vast potential to extend (subject to planning).

Lower Heyford is a delightful village. Nestling in a valley with the River Cherwell parallel to the Oxford canal, farmland surrounds the village and the local scenery is wonderful. There is a good local school, a lovely old pub, local store, and access to all points of the compass is exceptional with the M40 and A34 close by and the Cherwell Valley railway line Heyford station within the village. For those looking for a rural existence combined with nearby access to all amenities, there are few better villages in North Oxfordshire.

In the same family for many years, May House is one of those properties that we have passed many times and always caught our eye. Peeping out from behind stone walls and hedges, it is a post war house but feels older not least because of the rather attractive open porch that runs some considerable width of the frontage. It sits to the front of a generous plot, but inside the house and garden it feels as if the whole is orientated to the rear, so much so that the road outside really is not significant. Today it majors on plot and downstairs space with three receptions, but subject to planning we think it would lend itself very well to significant expansion while renovation is underway. We dislike the word potential as it is often so ill-used; here it's the perfect description.

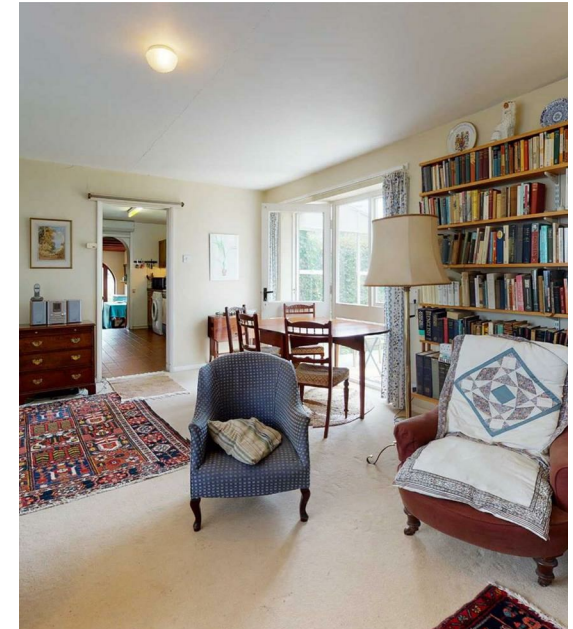
The front door comes into the property off the main road, but as the owners invariably enter by the dining room, we will start our tour there. Glazed double doors flanked by further glazed panels open into a sizeable dining room with windows to the left taking best advantage of the view across the garden. It's a great space, easily capable of housing a large and noisy family Christmas! To the right a door leads into the garage via a large storage space. From the dining room an opening and a couple of steps leads up to the kitchen. Now rather dated, it is nevertheless a good size, with further windows looking out to the garden and ample space for a breakfast table to one end. On the right the hallway leads back to the front door and there is a cloak room to the right next to the stairs. To the end the living room is a really good size, with the focus at the end an elegant open fireplace. It's surprisingly light in here, with windows to three sides, and on the left the conservatory is the perfect place to enjoy a view over the garden.

At the top of the stairs a broad landing feeds off to all rooms. First left, a comfortably-sized double looks out towards the paddocks behind the garden, and a deep cupboard above the stairs provides this room with great storage. Next door, the bathroom is functional albeit needs updating. Beyond, is the second double bedroom which has a large fitted wardrobe and also faces the rear. At the end of the landing is the master bedroom, which has delightful views over the fields towards Rousham. Note, there is also a roomy attic that runs uninterruptedly the full length of the house. This needs to be seen: its size and scope are a surprise!

Outside, this is a generous plot. The front of the house is accessed by a path between stone walls. To the left the more frequently used entrance is via a driveway that curves either right and up to the garage door or straight ahead through double gates into a large area suitable for several vehicles. Around it there are various sheds and planting areas. To the right, the garden is lawned with beech hedges. It's a great size, currently separated into two areas by a further beech hedge so that the garden has two distinct areas. There are various shrubs and pretty trees in addition to a terrace. And behind it the land is paddocks, a lovely and peaceful view.

Mains water, electric, gas c.h.  
Cherwell District Council  
Council tax band D  
£1,914-92 p.a. 2020/21

- Extensive plot & potential
- Three good bedrooms
- Lengthy gardens
- Separate living & dining
- Kitchen open to dining room
- Garage and driveway
- Conservatory facing garden
- Bathroom & cloak room

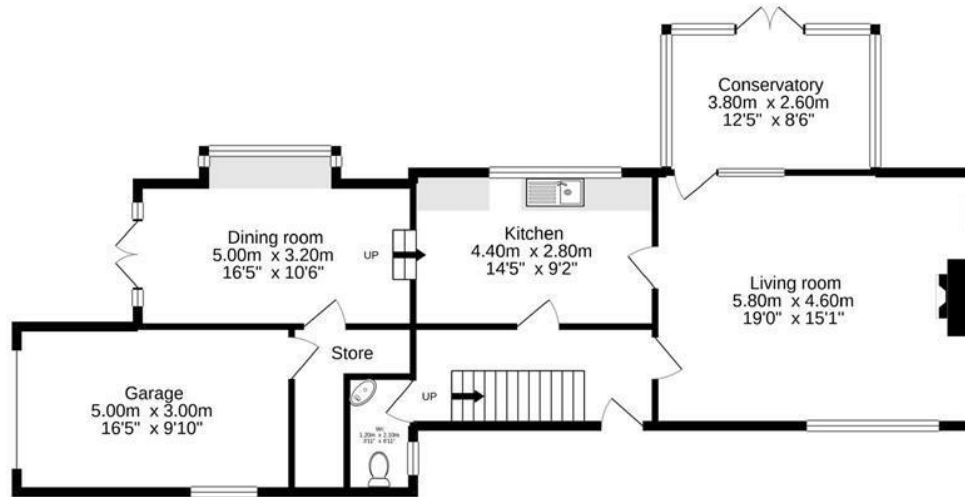




**1st floor**  
46.9 sq.m. (505 sq.ft.) approx.



**Ground floor**  
92.1 sq.m. (991 sq.ft.) approx.



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**TOTAL FLOOR AREA : 138.9 sq.m. (1496 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 |                         | 95        |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D | 61                      |           |
| (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  
[interested@cridlands.co.uk](mailto:interested@cridlands.co.uk)

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