





Relaxation with a capital R. This house is set in one of the most peaceful locations we know, away from the hustle and bustle. Your very own island of calm.

An interesting & large detached house with 200ft canal frontage incl mooring rights, plus triple bay garage, huge cellar rooms, & 0.6 acre plot, set on a quiet lane in a pretty village with easy access to London. Nearly 6,000 sq ft. & NO CHAIN.

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.

Cherwell house is a deliciously discreet, roomy and relaxed house extending to over 5,000 sq ft. From the moment the front gates open, and you meander down the driveway, your impression is that this house is designed for an easy, unflustered existence. Everything within the plot is cleverly constructed with purpose. The bedrooms are well proportioned. All the living spaces flow beautifully. Even the basement provides really significant recreation space ideally separate from the rest of the living space (eg the current drum practice room). And then there is the plot itself. Elevated well above the canal to the rear, upon which it has mooring rights over its 200 ft frontage, it enjoys a wonderful, peaceful view across the waterway and beyond over fields as the house sits on the edge of the village. But despite the seclusion it's still barely a five minute walk from a good pub plus a station that takes you to London, and a fifteen minute drive takes you to Bicester with all the amenities and accessibility that entails. Hence it is easy to see why the vendors have lived here for over 20 years. It is only a change of lifestyle approaching retirement that is promoting a move.



Approaching the front door it's easy to forget this is a later 20th century house. A thick timber door is set into an oak surround, under a large open porch. This leads into an inner hallway that is exceptionally light as it extends upwards into a tall sloped ceiling with windows to either side. To the left is the entrance to the cellar, of which more later in this text. Stepping up a couple of steps through the timber-framed doorway brings you into the hall. It is instantly apparent this is an extensive and flexible property, In all directions the house stretches off some considerable distance. Straight ahead opens past a cloak room straight through to the study, which is glazed on three sides to enjoy that fantastic view. Go right and you reach a sizeable reception room that includes a fireplace, and instantly you're aware of that same lovely view across the canal and fields. Continue right and you access a kitchen that is fully fitted with a good range of units, more than adequate to host a breakfast table, and next door to which are both a utility room and a cloak room. To the left of the entrance a Second reception is currently set up as a dining room and next door to it the largest reception on this floor is triple aspect hence the light is excellent. This room also includes a fireplace.

Stepping upstairs, the space continues to impress. The landing is galleried to the centre, offering pretty snapshots of the front gardens through the side windows. To the rear a well proportioned double bedroom enjoys that beautiful view, and next to it is a bathroom. Heading right, the landing is wide enough to host bookshelves etc with ease, and dormer windows in the eaves give the house a feeling of real character. Here there is another double, again orientated towards the fields, and to the end of the landing a large suite includes both an en-suite bathroom as well as a dressing room. Back to the left end of the landing, the accommodation is similar. A further double bedroom is currently used as a home gym as well as spare room. Next door to it another suite also hosts both a dressing room area and a bathroom en-suite.

Now the basement. We have never seen such a complete set of accommodation in a basement setting. Dead ahead at the base of the stairs is a good sized room equipped with a full bank of mirrored cupboards to the end wall, and next to it is a cloak room. Off to the left, the games room is nearly 26 feet long, amply housing a full size snooker table currently, and to the rear is a shower room. To the right of the hall a similar size of room is currently set up with professional live music equipment. The whole basement lends itself to a wide array of uses.

Outside continues the theme of excellent space. The electric





double gates sit between stone walls enclosing the frontage, ensuring perfect seclusion. Behind them a wide gravel drive runs to the house past various landscaped areas of trees, shrubs, planted borders and seating areas. On the left a large garage/ outbuilding with power is currently used as workshop and storage, well away from the house so noisy hobbies do not disturb. On the right of the driveway adjacent to the house an oak-framed triple bay garage features wide bays with electric front doors triggered from a key fob individually. And above them there is a sizeable mezzanine that could provide extra hobby space or even home offices for those wanting to keep work and home life separate. Either side of the house the gardens widen, with lawn to the left, and seating areas behind mix with a diversity of shrubs and trees, the perfect place to sit and enjoy the serenity of this amazing view.

Mains water, electricity, gas c.h.
Cherwell District Council
Council tax band G
C.£3,290 p.a. 2020/21



House Approximate Area = 304.8 sq m / 3281 sq ft (Excluding Void)
 Basement = 129.1 sq m / 1390 sq ft
 Garage Including Loft = 86.2 sq m / 928 sq ft
 Workshop and Shed = 30.4 sq m / 327 sq ft
 Total = 550.5 sq m / 5926 sq ft
 Including Limited Use Area (26.2 sq m / 282 sq ft)
 For identification only. Not to scale.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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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	65	71
(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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