





## Ambleside Cottage Orchard Place, Upper Heyford, OX25 5JX Guide Price £400,000

**All the lovely aspects of a village house combined with all the ease of modern living. A really wonderful opportunity.**

A fine three bed stone house with the most wonderful views over the Heyford valley. Three beds (one en-suite), two receptions, modern kitchen with utility room, and a garage with power, all within a short distance of amenities and commuting. NO ONWARD CHAIN

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, plus there is a highly-regarded new free-school less than a mile distant and many new amenities including a hotel and a bar/restaurant; 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 straightforward with both the M40 and A34 a short drive away.

Orchard Place is that clever mix of village house and modern design. A classically stone-built cottage, it sits on the edge of a rather idyllic village on the gentle upslope of the valley with a huge sense of space around it. The house is beautifully presented throughout, and in addition the position means the many windows all enjoy great light. It also offers two receptions, a utility room and a garage, which most at this price level do not. The close contains just a handful of similar houses, most looking inwards onto the wide expanse of grass with various trees.

- Remarkably quiet & secluded
- Cloakroom & family bathroom
- Lovely lawned garden
- Great condition throughout
- Separate dining & living rooms
- Garage with power
- Three bedrooms, one en-suite
- Kitchen & utility



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The open porch shelters an entrance door that reaches a wide and attractive hallway with tiled floor. Ahead, the cloak room is pristine and modern, and to the left the stairs with classic balustrades rise away. To the right the first reception is a splendid space. Relaxed, inviting and cozy, it's also a generous size, ample for the largest of furnishings. This room has character, with a stone fireplace the central feature. In addition it is double aspect which ensures great light, this includes a rather charming box bay window to the side. At the other side of the hall, the ample dining room is also double aspect which includes French doors opening onto the garden - perfect for summer meals. An opening leads from here into the kitchen, which is fully fitted down both sides, and generously appointed including a Neff double oven and gas hob. A door to one side leads into the garden, and to the other end is the utility. This, too, is well stocked with units providing great storage.

Upstairs the surprisingly broad landing is lit by a window with panoramic views across the farmland. To the rear a double airing cupboard provides excellent storage, and next to it a further cupboard contains the hot water tank. Bedroom one is attractive and immaculately presented, an ample double next door to which is a tiled ensuite shower, NB our photo through the upstairs window is from this room - what a way to wake up! Bedroom two enjoys the same view; a similar size, it is a good double room with ample space for a large bed and wardrobe with room to spare. Bedroom three is more compact but in fact can house a standard double bed without compromise if required. This room is currently set up as the nursery. Serving all three, the family bathroom is exceptionally neutral, mostly tiled, and includes a shower above the bath. NB the loft access from the landing reaches a large space hence there is exceptionally generous extra storage if required.

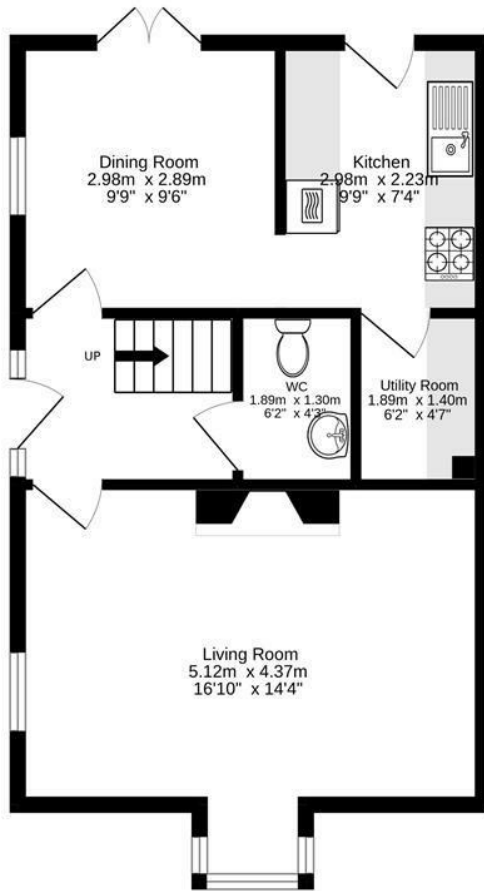
Outside, the feeling is overwhelmingly positive and friendly. The close is so well laid out, with a large open central space that has just a handful of properties down each side and none to interrupt the view to the rear. Various trees and a generous expanse of lawn give it more of a village green feeling. The path to number 4 curves round the house to reach the door, adjacent to the field and next to a hedge. Here the gate leads to the garden which is enclosed by a close board fence. There is a terrace behind the kitchen and dining room, the rest is mostly laid to lawn. Looking back towards the house you see the fields to the front, and that view defines the special nature of the position.

Mains water, gas, electricity  
Cherwell District Council  
Council tax band C  
£1,865 p.a. 2022/23

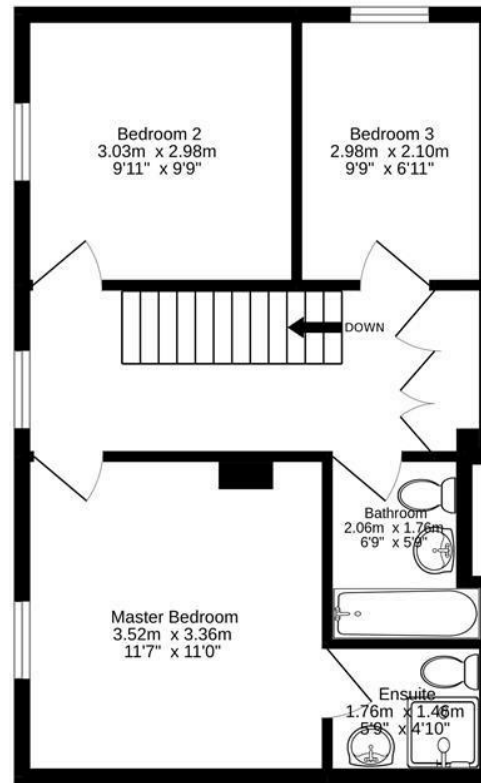




**Ground Floor**  
43.1 sq.m. (464 sq.ft.) approx.



**1st Floor**  
42.4 sq.m. (456 sq.ft.) approx.



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**TOTAL FLOOR AREA : 85.4 sq.m. (920 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		80
(55-68)	D	64	
(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](mailto:interested@cridlands.co.uk)

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