





## Chapel Cottages 1 High Street, Upper Heyford, OX25 5LE      Guide Price £350,000

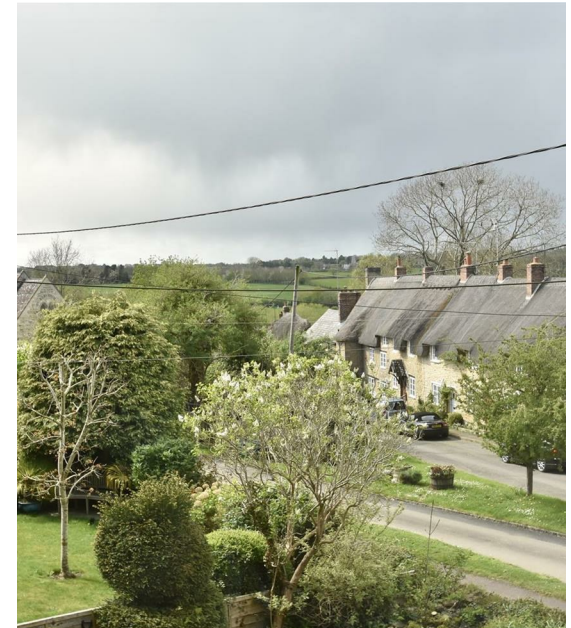
**Elegant, warm and steeped in history, and sat on one of the loveliest village lanes in the region. Move in.... and relax....**

Situated on a quiet village lane with a lovely outlook, a historic & roomy village cottage with two receptions (both with fireplaces), two ample & vaulted double bedrooms, pretty garden fronting the lane and off road parking to the front. NO 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. 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 excellent with both the M40 and A34 a short drive away. And nearby Heyford Park, a new development of houses on a now redundant RAF base, is fast increasing amenities which include a school, Sainsburys, dentists, bike shop, restaurant/bar, hotel etc today but will feature far more in the near future.

The history of hundreds of years has accumulated in a cottage that feels characterful and rather special, but also warm and inviting. The large Inglenook fireplace with its Stanley range, lots of exposed stone, plus a position on one of the most idyllic roads in any village make this house feel very special indeed. Having been in the family for many decades, Chapel Cottage has undergone some light refreshing recently, meaning it is ready to move straight in but also easy for you to make your own mark.

- Lovely, historic cottage
- Dining room with Stanley range
- Bathroom with airing
- Stunning, quiet location
- Kitchen open to dining
- Pretty garden fronting lane
- Sitting room with open fire
- Two large double bedrooms
- Off road parking



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With all the garden to the front overlooking the charming lane, the path leads up to a useful porch that is almost entirely glazed. Once inside, another glazed door accesses the main house. Dead ahead, the light-painted stairs with a practical central sisal carpet run directly away from you, up to a landing above which is a roof window flooding in great natural light. Take a left, and the first of the two receptions is a charming and well proportioned living room. Light painted flooring, walls and ceiling all make it exceptionally light, contrasting perfectly with the timber of the original beam overhead and the stone of the open fireplace. And to the front the view of the lane and character cottages opposite is one of the best.

This room connects via both a broad opening behind the stairs and the front hall, to the second reception, used currently as a dining room. It's quite a bit larger and featuring a beautiful Inglenook fireplace that is so large it houses the Stanley range. This is a charming, traditional range cooker of the type most look for in a cottage - but note there's also a "conventional" oven in the kitchen next door. It's a very pretty room, and practical too as it is completely open to the kitchen at the front. A simple range of units to the right and the rear provide plenty of storage and prep space, and a pair of windows offer you that same peaceful view down across the lane. As is common in a cottage of this age, the bathroom is downstairs. The door to the left of the kitchen provides access this one, which is simply and cleanly fitted with a white suite, there is also an airing cupboard.

Turning to the upstairs, two bedrooms are both deliciously large, well proportioned, and light. From the landing turn left and the smaller of the two is nevertheless a very generous double. The exposed stone in one alcove gives you a real feel for the age of this house. A large window at the front brings in great light as well as a more expansive view than downstairs of the lane. And the ceiling overhead is tall, vaulted into the eaves, flattering the space still further. Note the door in the corner leads into an upstairs toilet with basin. We have not investigated as yet, but suspect this could provide the opportunity to create an ensuite - please call if you would like a hand with checking this further. Next door, the larger of the two bedrooms is delightful. That same tall ceiling features here also, but in addition the room is double aspect with the window in the end wall providing the most fantastic view down the lane and across the valley beyond. It's a lovely room by any measure, and a wonderful size.

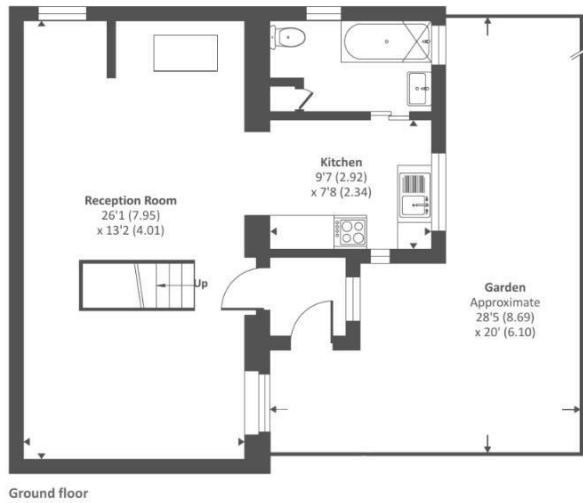
Looking at the outside, the gravel area front of the house belongs to it, providing off-road parking for one larger vehicle or perhaps two that are more compact - the lane outside has further unrestricted parking if required. The land rises with planted beds behind a pretty stone retaining wall, beyond which is a small pond, a lawn, and various plants all providing a relaxed and mature place to sit and watch the world pass slowly by! To the left of the house is a lean-to shed which also has power connected. This is a very useful outside space that has provided all manner of storage and currently houses a tumble dryer and freezer. And for those seeking a larger open space, the canal walks just down the lane are sublime, while at the top of the road the village hall and playing fields are just a few moments' walk away.







Approximate Area = 842 sq ft / 78.2 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Chancellors Estate Agents. REF: 1007968

## Material Information QR Code:



## Energy Efficiency Rating

|                                             | Current   | Potential               |
|---------------------------------------------|-----------|-------------------------|
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           | <b>82</b>               |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            |           |                         |
| (55-68) <b>D</b>                            |           |                         |
| (39-54) <b>E</b>                            | <b>33</b> |                         |
| (21-38) <b>F</b>                            |           |                         |
| (1-20) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
| <b>England &amp; Wales</b>                  |           | EU Directive 2002/91/EC |

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