





### Another rather light and airy ex-RAF property offering a chance to add your own mark

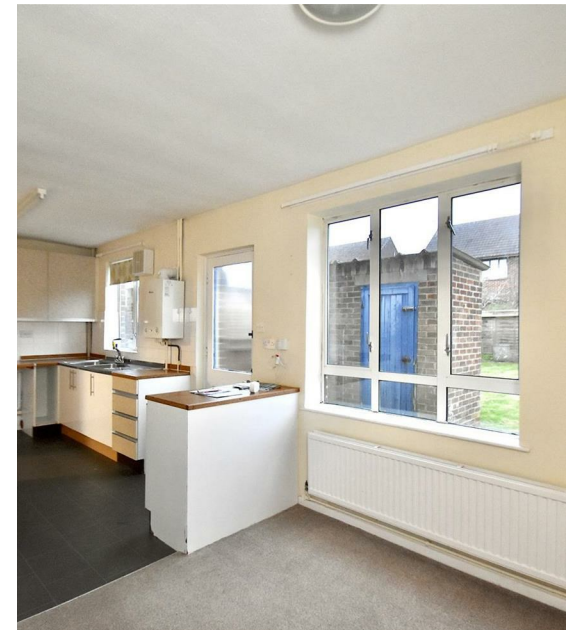
A pleasant and roomy two bed semi sat on a quiet road just a few minutes' walk from the village centre. Very spacious rooms including a 22 ft kitchen, ample rear garden and dedicated parking. Recent new carpets, repainting, boiler and electrics ensure only light updating is required. NO CHAIN.

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.

Roper 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. Once inside, the long hall leads past the stairs, turning right to access the living room. Generous proportions and a wide front window ensure it's light and positive, and the dimensions allow for a really good suite of furnishings. A second door at the rear cleverly accesses the dining part of the kitchen. At 22 feet in length it's perfectly planned to provide a good dining space at one end, with a suite of units at the other, the two halves separated by a peninsular. Windows in both halves also look directly out over the really generous rear garden, with a door midway down the room to access it.

- Lovely, quiet back road
- Large & bright living room
- 22 ft kitchen facing garden
- Generous main bedroom
- Ample second bedroom
- Unusual, long storage room
- Modern electrics & heating
- Lovely, mature rear garden
- Deep frontage with parking



6 Roper Road, Upper Heyford, OX25 5TS

Guide Price £280,000

Upstairs, both bedrooms are really great doubles. The larger of the two looks out over the frontage, a pleasant and easy outlook with neighbouring houses quite some distance away. Bedroom two is also very spacious, with the view this time out across the good sized gardens to the rear. unusually, there is also a long, narrow room/store to the side of the landing, complete with window. While not a habitable space, it offers huge storage space that's easier to use than climbing in the loft! There's also a linen cupboard on the Upper Heyford. And behind it, the bathroom is dated but well presented with a white suite.

Outside, the feeling of light and airiness is great. The frontage, in a style typical of these houses, is broad with a lawned expanse separating the house from the parking. On the right the path runs round to the ample rear garden, which includes a brick shed ideal for the usual mower and other garden tools. It's a generous space, simple and peaceful with some pretty shrubs around the borders and the majority laid to lawn.

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.

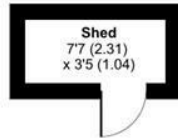
Mains water & electricity, gas ch  
Cherwell District Council  
Council Tax Band A  
£1,470 p.a. 2023/24



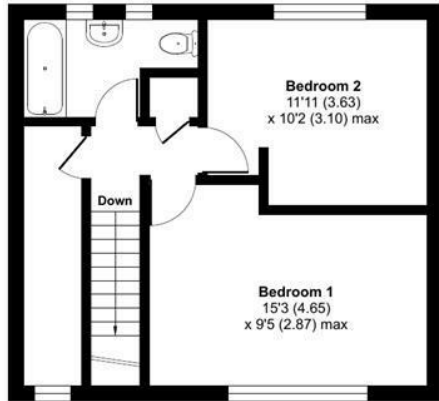


# Roper Road, Upper Heyford, Bicester, OX25

Approximate Area = 883 sq ft / 82 sq m  
 Outbuilding = 27 sq ft / 2.5 sq m  
 Total = 910 sq ft / 84.5 sq m  
 For identification only - Not to scale



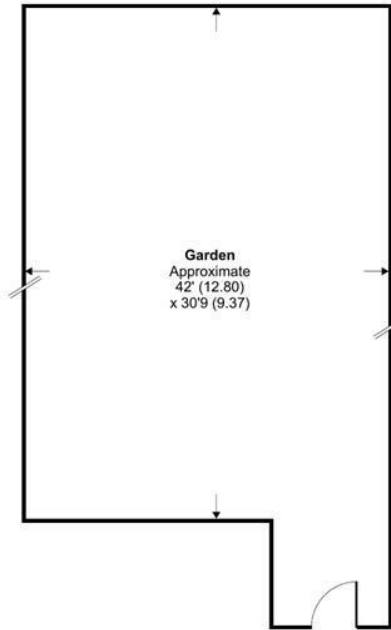
OUTBUILDING



FIRST FLOOR



GROUND FLOOR



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: 1074925

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Important Notice

These particulars are offered on the understanding that all negotiations are conducted through this company. Neither these particulars, nor oral representations, form part of any offer or contract and their accuracy cannot be guaranteed. Any floor plan provided is for representation purposes only, as defined by the RICS Code of Measuring Practice and whilst every attempt has been made to ensure their accuracy the measurements of windows, doors and rooms are approximate and should be used as such by prospective purchasers. Any services, systems and appliances mentioned have not been tested by us and we cannot verify that they are in working order.

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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