



2 Somerton Road, Upper Heyford Village, OX25 5LB

Guide Price £250,000

## The perfect affordable cottage in excellent condition.

Utterly charming, period 2 bed cottage overlooking allotments, set in a small village with easy access to road and rail. 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 and shop today but will feature far more in the near future.

Nipperkin Cottage is a small and utterly lovely example of a farm worker's cottage from the 18th century. It is set on a village road overlooking allotments to the front, with its own courtyard garden to the side and off street parking next to that (which could become part of a larger garden if you don't especially need off road parking). In recent years it has had a number of sympathetic upgrades applied including a new kitchen and bathroom, some damp rectification, and full redecoration. Today it is one of the most affordable character properties we know of, and we expect interest to be strong.

Entering via the courtyard the side door opens into a beautifully fitted kitchen. There is a traditional Belfast sink set into the granite work top and the units are attractive farm house style set over a quarry tiled floor. The oven and hob are both Bosch items, and there is also plenty of space for a dresser, fridge/ freezer etc. Moving through to the living room this is a delight, wide and light with masses of character. The brick fireplace contains a wood burner, overhead are lovely traditional beams, and the window to front is flanked by wooden shutters. A further door way leads down the hall to the bathroom, which has been refitted with a stylish modern suite that includes a large walk-in shower. The walls are white tiled for practicality, with a pretty latch door and an under stairs cupboard.

Upstairs even the landing is lovely! White wood work is the order of the day with delicate balustrades. Bedroom two is a compact but pretty single bedroom or study with a casement window to front - use as a study at your peril as the view is a little distracting.... Bedroom two is a surprisingly spacious double room, with ample room for a large wardrobe, chest and side tables. In addition it may be possible (subject to consents) that the house could be extended above the kitchen.

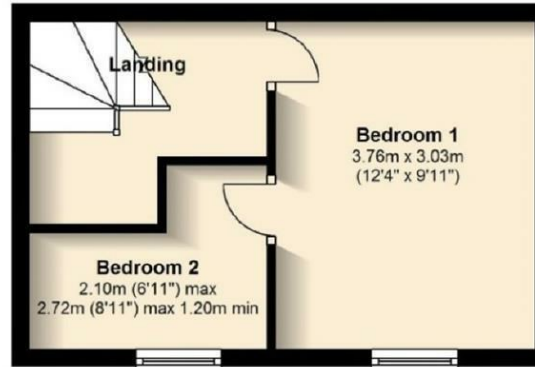
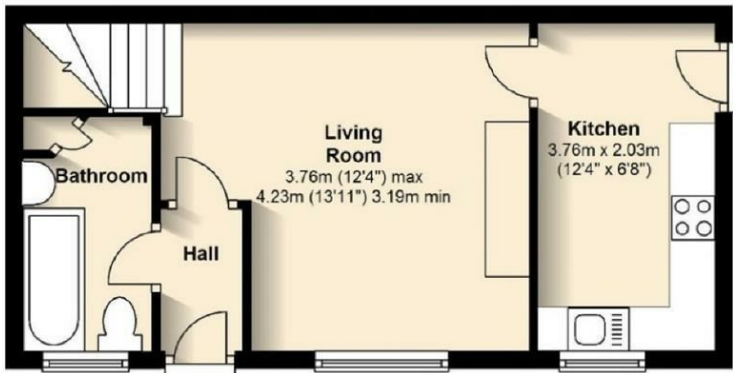
Outside, there is a brick outbuilding providing valuable storage space. It also provides plumbing and power for a washing machine and tumble drier. Alongside this there is a block paved traditional courtyard garden which is enclosed on all sides by panel fencing and there is a gate to the front. In addition to the right side a gravelled area provides parking off the road for up to two cars, but as there is ample roadside parking immediately outside the house, those looking for a bit more garden could incorporate this into the space if desired.

Mains water, electric c.h.  
Cherwell District Council  
Council tax band C  
£1,755 p.a. 2020/21

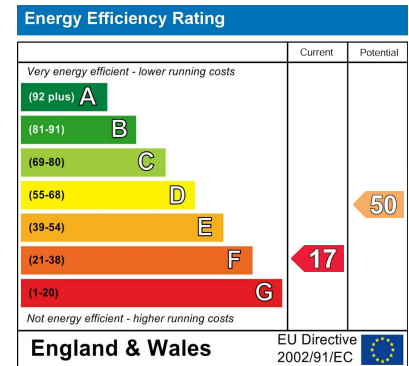
- Masses of character
- Two bedrooms
- Courtyard with outhouse
- Good condition throughout
- Delightful living room
- Parking/ extra outside space
- Recent work/ upgrades
- High quality kitchen







Approx. gross internal floor area 577 SQFT / 53.6 SQM



**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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