



WILLIAMS





18, Williams Road, Upper Heyford, OX25

5AX

Guide Price £635,000

**A bright and inviting home with great living space, in a development that's exceptionally popular with families.**

- NO CHAIN - A lovely modern house offering over 2,000 sq feet of accommodation incl a fabulous open plan kitchen/diner with bifolding doors. 5 beds, 2 baths + ensuite, & a garage. Peaceful spot with no passing traffic, yet just a few minutes walk from school, shops, pub etc. Road and rail links nearby.

Heyford Park is a vibrant, growing development with - amongst others - a new school, gym, Sainsburys, a new bar/restaurant, and very shortly a wide range of other 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.



Number 18 has been designed to a very traditional style, and it's all the better for it. The double-fronted facade with its open porch feels familiar and reassuring. It's set back behind a good size frontage. Once inside, the layout is just as appealing, as is its immaculate condition, with a great flow that encourages family dining in the long kitchen and places the study/snug neatly separate from the rest of the living spaces. Upstairs is more of the same, with five generous sized bedrooms. Outside, the walled garden is pleasant and secure, laid to lawn, with side access. And the garage is accessed by a lengthy driveway. It all adds up to a very effective and happy family home.

From walking through the main door this is a uniquely different and rewarding experience. The entrance hall is wide enough to accommodate a bench seat for removing shoes whilst the cupboard under the stairs provides perfect storage for coats, boots etc. Then to the left the sitting room instantly impresses with the sheer volume of natural light from a window at the front and the almost full width glazing of the bi-fold doors at the rear, accessing the garden.

Running the full width of the house, almost thirty feet long with a generous range of cupboards almost dwarfed by the large, bright living space, the open-plan space to the rear is a room you just do not find in this sort of property. Currently there is a generous dining table to the middle, a further sofa and TV on the left next to the bi-fold doors. To the right, the kitchen is a wonderful space, a comprehensive suite of modern wall and base units, equipped with everything including fridge and freezer, double oven, dishwasher etc. And to your left is the separate utility area featuring a convenient side access, handy for those muddy walks.

Take the stairs to the first floor, at the top, the landing is broad, with three excellent sized rooms. To the right is the ensuite bedroom complete with a comprehensive range of wardrobes within the dressing area. The ensuite is clean and fresh, with a walk in shower and separate bath. Next door, the family bathroom includes a retractable hose set into the side of the bath, walls bordering the bathroom suite are tiled to the ceiling with neutral coloured tiles. The further two bedrooms are all bright and light, well proportioned - perfect for a growing family.





Moving to the top floor, on the right, the first of the two double bedrooms provides plenty of space for a chair, or desk or whatever you wish in addition to the usual bedroom furniture, and the dormer and velux window exudes lots of natural light. It's a similar story across the landing in the 5th bedroom, although this one is somewhat wider allowing space for a good sized wardrobe wardrobe. Serving the pair is a further bathroom, with walk in shower, with a high quality suite.

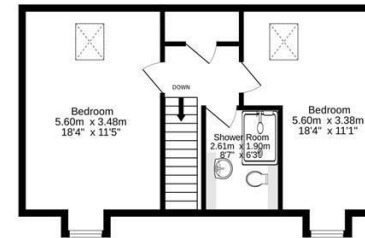
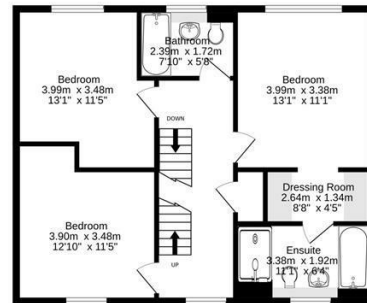
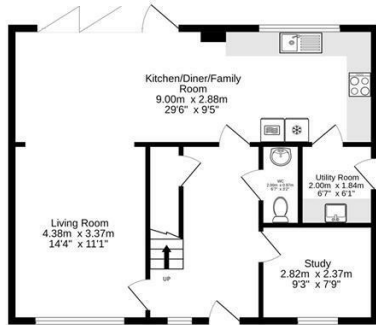
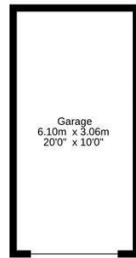
Outside, limestone paved entrance flanked with attractive borders with an array of plants and lawn, to the right long driveway to the garage, providing parking for several cars. The garage itself is about 50% longer than usual, hence there's masses of room for children's bike, chest freezer, storage units etc even with a car in place. The rear garden has a paved area whole width of the rear of the house. It's the perfect venue for eating and relaxing throughout the high days of summer, made even more usable by the fact the kitchen diner have glaze doors opening onto it. The rest of the garden is mainly lawn, securely enclosed by both brick and fence boundaries. And with very little able to overlook you from any quarter, it feels pleasingly private.



Ground Floor  
83.7 sq.m. (901 sq.ft.) approx.

1st Floor  
63.2 sq.m. (680 sq.ft.) approx.

2nd Floor  
45.9 sq.m. (494 sq.ft.) approx.



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TOTAL FLOOR AREA : 192.8 sq.m. (2076 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) <b>A</b>			93
(81-91) <b>B</b>		86	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</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	

- Lovely, stylish house
- Huge kitchen/day room/diner
- Secure rear garden
- 5 well proportioned bedrooms
- 3 bathrooms & cloakroom
- Garage & driveway parking
- En-suite to main bedroom with dressing area
- Large living room & bi-fold doors
- Thriving community

Mains water, electricity, gas CH  
Cherwell District Council  
Council tax band G  
£3,982-12 p.a. 2025/26  
Freehold

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