ESTATE AGENTS
Cridland
& Co.
SPIRE & SHIRE

7 Eady Road, Upper Heyford, OX25 5TU

Guide Price £365,000

Another of Dorchester Group's clever reincarnations of post-war base housing, transformed for modern needs.

Refurbished & modernised throughout (including new roof) by Dorchester Group, a fine & very spacious bungalow offering stylish open-plan living with two double bedrooms (one en-suite), bright & airy living room, attractive & well-stocked kitchen, plus driveway parking & pretty garden. 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.

Number 7 is one of various bungalows in this quiet side road, built postwar for the expanding RAF base as the USAF increased its staffing. Dorchester Group has recently modernised and fully refurbished this one throughout, with new fittings and decor, a modern boiler and heating, modern electrics, modern double glazing, and even a new roof! It is important to note that construction type of house - Wimpey fine - is not universally liked by all mortgage companies as it constructed in a different way to "regular" brick, stone and the like. But if you would like assistance with financing we can direct you to a good broker who will help.

- Comprehensively upgraded
- One en-suite
- Driveway parking to side
- New roof, reconfigured inside
- Stylish open-plan living room
- Lawned rear garden
- Two generous bedrooms
- Light & well-specified kitchen
- No chain

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The modern composite front door opens into the main living area. Instantly impressive due to its size and light, this is a superb living space. Windows across the whole front plus glazed doors and further windows to rear flood light in from all angles. And to the right the large pair of cupboards provide masses of storage as well as housing the heating system and fuse board. The shape of the room naturally provides a large living room at the front and a generous dining space at the rear, in front of the French windows overlooking the garden. To the right of this, in the process of refurbishment the kitchen has been integrated within the living area. Hence alongside the dining space a breakfast bar and a range of units underneath with generous storage makes up the peninsula, which naturally separates the kitchen area from the dining space. The kitchen itself as very well appointed, with a stainless steel oven over which is a modern electric hob. Integrated units include a new washing machine, dishwasher, even a fridge freezer.

Down the hall, both bedrooms are very generous doubles. Bedroom two runs along the frontage, with a wide window overlooking the quiet road outside. Bedroom one looks out across the rear garden, which, facing towards the south, has great natural light on most days. The ensuite bathroom next door is very attractive, with a gleaming white suite, a thermostatic shower, and tiling throughout for cleanliness and ease of maintenance. There is also a main bathroom, finished to a very similar spec, but this time including a bath with a shower overhead.

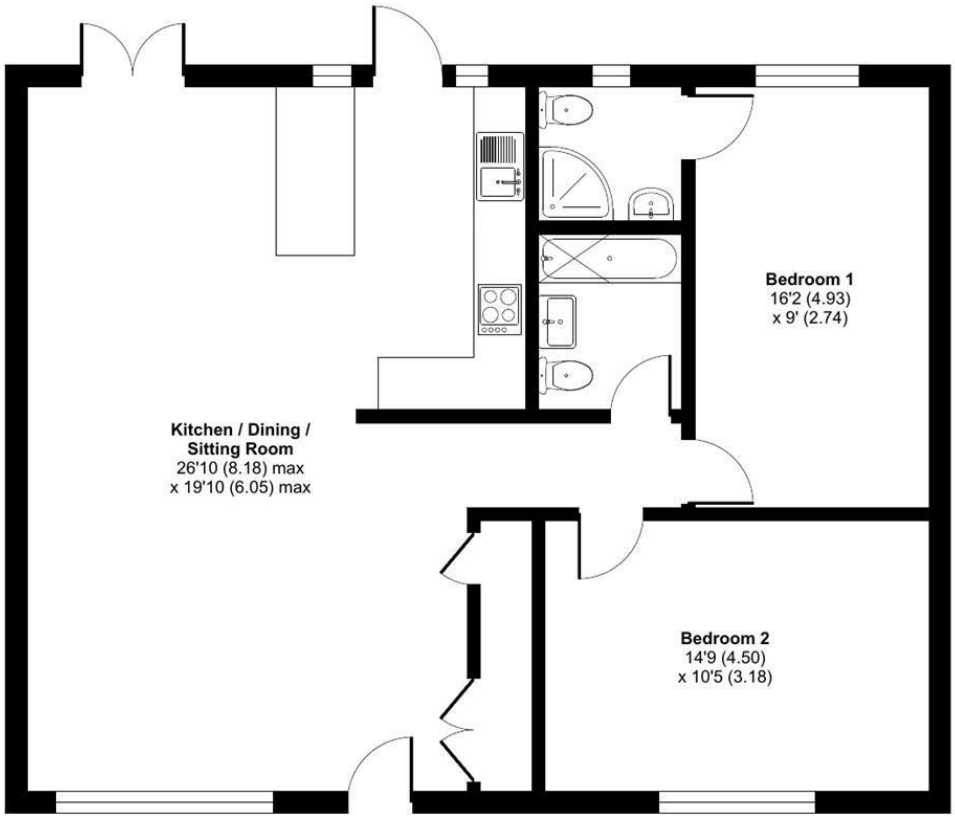
Outside, to the front, the concrete path runs left and right with a central path to the door. Turf has just been laid along with sapling hedging which will of course spring up in time to offer a soft natural separation from the roadway. To the rear of the house, the path down the right leads past your two dedicated parking spaces into a pretty rear garden. Enclosed on all sides with close board fencing, there is also a handy shed for mowers and all the usual garden tools.

Mains water, electricity, gas CH
Cherwell District Council
Council tax band A
£1,470-30 p.a. 2023/24
Freehold
Annual service charge circa £195

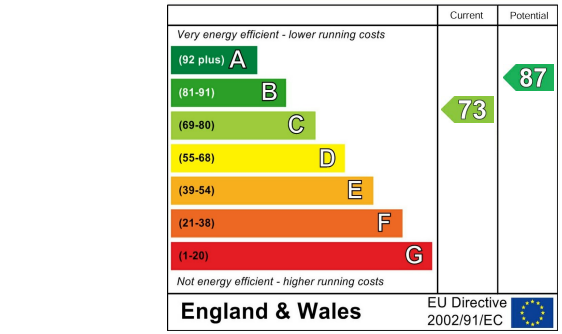
7 Eady Road, Upper Heyford, Bicester, OX25 5TU

Approximate Area = 939 sq ft / 87.2 sq m

For identification only - Not to scale



GROUND FLOOR



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2023. Produced for nichecom. REF: 975545

to discuss this property or to arrange a viewing please call, or drop us a line

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