





24 Carswell Circle, Upper Heyford, OX25 5TY

Guide Price £400,000

We've always had a soft spot for these houses - simple, intelligent, well-built and stacked full of potential.

Exceptional value! Over 1,400 sq ft of bright 3 bed 1930's house sat in a quiet side road. Three receptions, three large bedrooms - one with large dressing room (possible en-suite?). New carpets & paint recently, electrics & gas systems checked in 2023. Front & rear gardens, Council Tax band A!

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.

Carswell Circle 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.

Coming in via the front door leads you straight to the stairs. On the left the first of three receptions is pleasingly bright and roomy, overlooking the pretty front garden. We have annotated the floor plan as "dining room" as the kitchen is immediately behind, with units running round three sides. We would anticipate that the next owner would combine these two, making a wonderful kitchen/living space that will be over 20 feet long - a fantastic room that will accommodate every aspect of family life. Across the rear hall, past both the rear door and a deep understairs cupboard, the cloak room sits off to one side followed by the lounge/snug. This connects via a door to the sitting room overlooking the front garden. Again, it would appear straightforward, and practical, to combine these two rooms, creating a wonderfully large and bright living space.

- Loads of potential
- Potential for en-suite
- Bathroom & cloak room
- Ready to move in "as is"
- Three useful receptions
- Pretty gardens to front & rear
- Three double bedrooms
- Kitchen next to dining room
- Dedicated parking



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Upstairs, all three bedrooms are just as appealing. The largest of the three is a generous double by most measures, and with windows to two sides it's delightfully light. It also connects to an unusual extra room, complete with window, set up as a dressing room. This would be ideal for conversion to an en-suite if desired as the family bathroom next door ensures connecting water and waste connections would be very straightforward. Bedroom two is also a generous double complete with a deep cupboard that occupies the space above the stairwell as well as a wall of fitted units. Bedroom three is a generous single or compact double; with a large cupboard in the alcove, this minimises the need for other free-standing storage. Serving all, the bathroom is fitted with a white bath suite that also includes a power shower above the bath. And on the landing there is a large linen cupboard.

Outside, the property includes two dedicated parking spaces immediately adjacent. The front garden is pleasant, mainly laid to lawn with some borders containing a mix of flowers and shrubs. A substantial brick outbuilding to the front has two separate compartments, providing unusually generous storage. Equally there may be potential for conversion to a small home office or similar. A path to the right leads along the side of the house to another garden behind, similarly sized and also lawned. Between the two gardens there is natural light available at any time of the day, making it a genuinely pleasant and useable outside space.

NB Some further info re 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





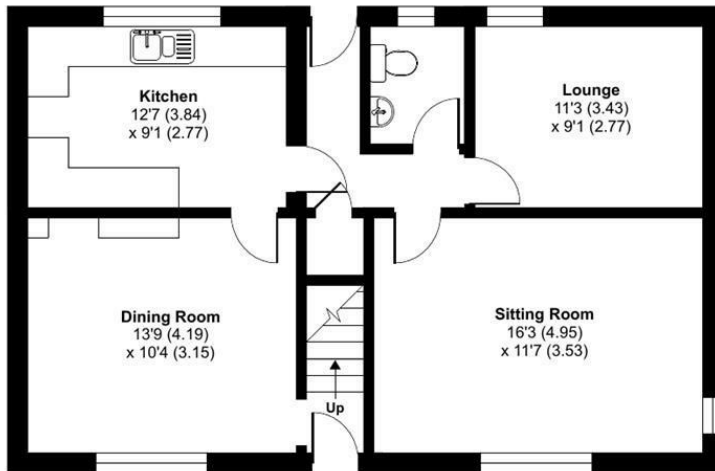
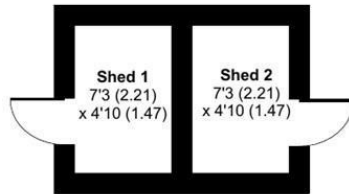
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Approximate Area = 1418 sq ft / 131.7 sq m

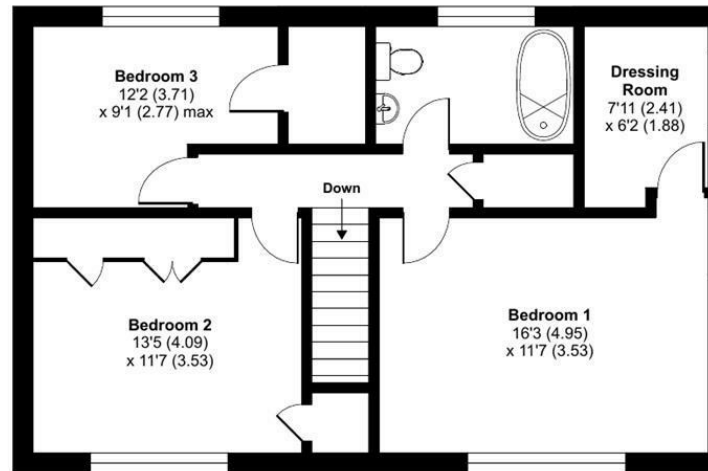
Outbuilding = 78 sq ft / 7.2 sq m

Total = 1496 sq ft / 139 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for NicheCom. REF: 1013660

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	83
England & Wales	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.

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