





128 Freehold Street, Lower Heyford, OX25 5NT

Offers Over £395,000

**An exceptionally well-rounded cottage providing all the space and character you could need, in a great village location.**

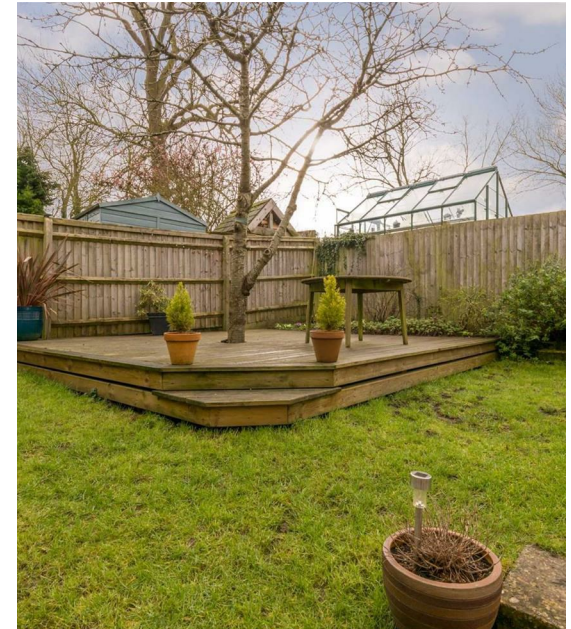
A truly wonderful cottage with three bedrooms, large double aspect sitting room & separate dining room, South facing garden plus garage & parking. Very good condition throughout. Lower Heyford Station is a 10 minute walk, perfect for the commute to Oxford & London, and Bicester is just 7 miles away.

Lower Heyford is a delightful village. Nestling in a valley with the River Cherwell parallel to the Oxford canal, farmland surrounds the village and the local scenery is wonderful. There is a good local school, a lovely old pub, local store, and access to all points of the compass is exceptional with the M40 and A34 close by and the Cherwell Valley railway line Heyford station within the village. For those looking for a rural existence combined with nearby access to all amenities, there are few better villages in North Oxfordshire.

128 Freehold Street is one of the archetypal stone cottages buyers most crave in this area. The facade is traditional and elegant, with immaculate pointing and windows made to look like traditional wood. It's a well proportioned and surprisingly light house, suffering few of the disadvantages often associated with cottages, hence it essentially offers all the practicalities of a modern property but all the character of an older cottage.

Set back from the lane behind a small lawn with a path, the timber door leads into a small hall with stairs rising ahead of you and a pair of large cupboards to the right, ideal for wet boots/ coats etc. Off to the left the dining room is a great size, ample for a family table plus sideboard etc, and under the stairs is a walk-in cupboard that could easily be converted to provide a downstairs loo. Behind, the kitchen is modern with a good run of work surfaces around three sides, ample for food prep, and the sink sits in front of the window looking out to the garden. There is also a generous range of cupboards, and to the left a glazed door and flanking window look across the terrace and garden. Next door, the living room is delightful and surprisingly generous, double aspect and again featuring a glazed door and windows to rear, and the main focus is a wood-burner. The attached garage is a generous space, and as it is attached there is scope for adding it to the accommodation. If you would like more information about how to do this, plus costs, please ask.

- Pretty, light and roomy
- Square living room with fireplace
- Secluded landscaped garden
- Character including fireplace
- Modern kitchen, separate dining
- Garage with driveway
- Three good bedrooms
- Good quality bathroom



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Upstairs is equally pleasant. The landing leads down to all three bedrooms. The smallest is "I-shaped" with ample room for a double bed in addition to a chest or wardrobe. However, the over-stairs cupboard within it is very generous hence there is more than enough room for all your storage in here. The modern bathroom is neutral with a white suite, stylishly decorated with contrasting tiling and a wood floor. Further across the landing the two other bedrooms are both ample doubles, the rearmost of the two is fitted with a Juliette balcony and a vaulted ceiling, hence what is already a good double room feels even larger. The master is only a little narrower than the living room below, hence it is a significant space, and with windows to front and rear it's a really lovely, light room. The view to the front is also breathtaking, looking over the rooftops across the valley for miles.

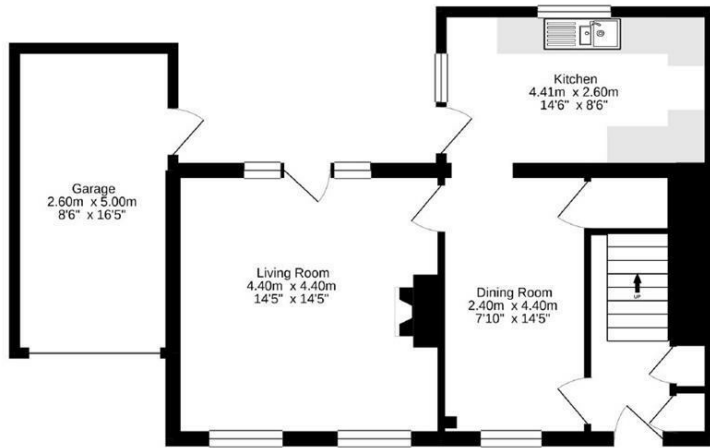
Outside, to the front the house sits pleasantly back from the lane behind its own small area of lawn and various planted borders. On the left the garage sits behind the main house hence there is off road parking for at least one car without using the garage, further parking is generous and unrestricted to the front. At the rear of the house the garden is stepped up slightly due to the hillside location, and the majority is lawn but with a timber deck to the left side providing a lovely south-facing sun trap. A good size, it's also peaceful and light, and the side gate leading back to the frontage ensures there's also generous space for bins etc to the side away from your eyeline.

Mains water, drainage, gas c.h.  
Cherwell District Council  
Council tax band D  
£1,899 p.a. 2019/20

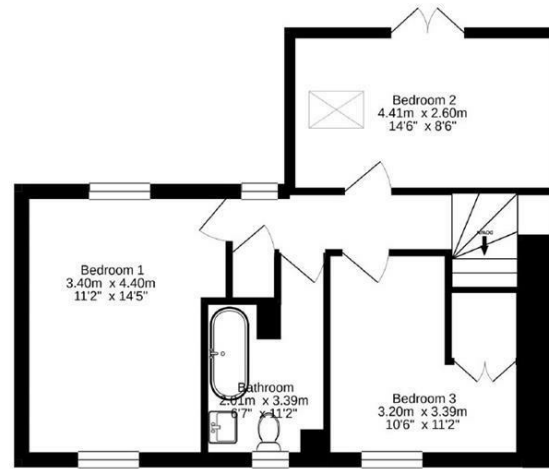




**Ground Floor**  
61.5 sq.m. (662 sq.ft.) approx.



**1st Floor**  
48.0 sq.m. (517 sq.ft.) approx.



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**TOTAL FLOOR AREA : 109.6 sq.m. (1179 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			100
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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)

**01869 343600**

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