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ESTATE AGENTS
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SPIRE & SHIRE

WHISTLER

# 31 Wellington Road, Upper Heyford, OX25 5AL

**Guide Price £525,000**

**A wonderful example of how to elevate desirability! Lovely throughout with warm and stylish decor.**

A warm and inviting house with generous living space (c.1,700 sq ft), plus a stunning kitchen, 2 receptions, 4 beds & 2 en-suites, tastefully styled by the current owners. The house overlooks the green just a short walk from the school & the village centre's amenities. Balance of warranty remaining.

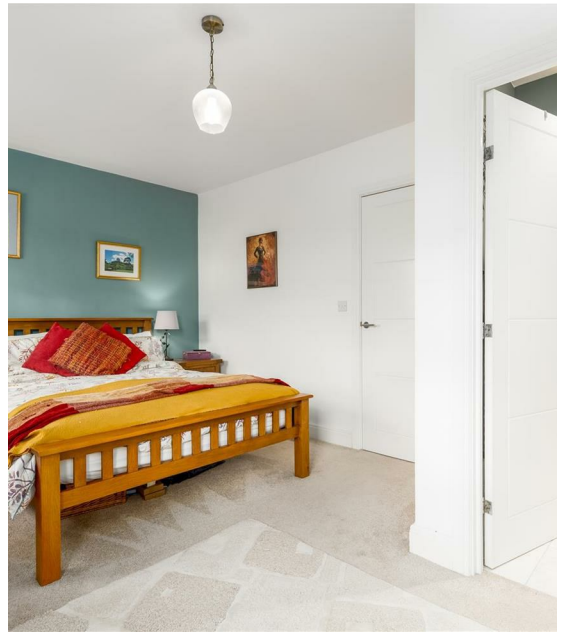
Heyford Park is a vibrant, growing development with - amongst others - a new school, gym, Sainsburys, a new bar/restaurant, and very shortly a wide range of other new amenities. Surrounded by glorious farmland, it has all the advantages of a rural village combined with the accessibility of a town. Rail 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.

Wellington Road is a rather smart development, the designs carrying influences that are little bit Georgian, a little bit Arts and Crafts movement, updated with modern touches. The result is tall ceilings, large windows and an appealing facade behind which the accommodation is generous. This particular house has decor gently styled by our clients to give it a warmth and texture that shows they have an eye for such things. It feels warm and cosseting, a really lovely place to spend time. And being sat just a couple of minutes' walk from all the amenities makes it exceptionally practical, too.

The open porch shelters a door leading into an attractive hallway that's surprisingly roomy, with a timber floor plus a large store cupboard to the side. Your immediate feeling is this is a bright and positive house, with good natural light. The first of the reception rooms, a snug or study, is set to the right side, looking out towards the green opposite the frontage. To the rear of the hall, on the left stairs rise and then turn. And on the right, the cloakroom is large and immaculate, with plenty of space for coats and boots etc.

Beyond, the kitchen is a delightful room. The working space is well planned with a generous spread of units running round three sides, culminating in a peninsula that doubles as a breakfast bar. Granite worktops contrast beautifully with the white units and walls, and there is a generous range of integrated goods including induction hob, a double oven, plus washing machine, dishwasher etc. The ergonomics are so good that the kitchen doesn't encroach on the dining and living area open plan to the rear. There's ample room for a good sized dining table to one side, with space to spare on the other for a sofa, dresser etc. And at the rear, four glazed doors fold right back to invite the garden in on sunny days.

- Desirable village with amenities
- 17 ft living room
- Pleasant and mature garden
- Lovely outlook over green
- Generous kitchen/ dining room
- Ample driveway parking
- Four beds, two with ensuites
- Bathroom and cloak room
- Separate garage



Head up to the first floor and you find a generous landing with elegant stair spindles and rails that continue up to the top floor. At the front the living room occupies the full width of the house, with a pair of large sash style windows looking out over the green. It's a lovely, large room and very well lit. At the rear of the landing, two smaller bedrooms are ideal for children. And they're served by an immaculately maintained bathroom including a bath with a retractable shower hose.

On the top floor, two further bedrooms are both a significant size. The main bedroom suite occupies the same area as the living room below, hence it's large by most measures - and shares the same view over the green. A bank of wardrobes covers the left hand wall, and next to this the en-suite is attractive, combining the high quality fittings including a wide shower with the warm and pretty decor applied by our vendors. At the back of the landing, the other bedroom is a similar size. This time the view overlooks your own garden and a few houses behind, beyond which you can see fields and copse. Another wardrobe is fitted in this room, and the ensuite is as immaculate and stylish as the rest of the house. It's also worth noting the room is such a good size that our vendors have one end set up as a permanent office! This started during the pandemic but has remained as it's such an ideal office space.

Turn to the exterior, at the front of the house, a paved path leads to the front door, flanked by a low hedge at the front and small patch of lawn behind it. Note the bench outside the front window! Our vendors really do enjoy the view of the green from here on sunny days, peaceful and sunny with little but neighbours passing by. To the right of the house, the driveway is more than ample for two cars, and behind it, there's a garage with a pitched roof above.

A gate to the left of the driveway leads into the back garden. Behind the glazed doors into the kitchen, the broad, paved terrace runs the full width. Beyond, the garden is mostly lawned. The borders are planted with a bank of well chosen trees that are maturing to give a subtle privacy from the neighbouring houses without reducing the light. The whole effect is of a really peaceful and fun place to spend time, with more than enough space for the whole family to enjoy. And note the green opposite is only one place to stretch your legs; open farmland with a Roman road and ancient paths are all just a few minutes' walk from the property.

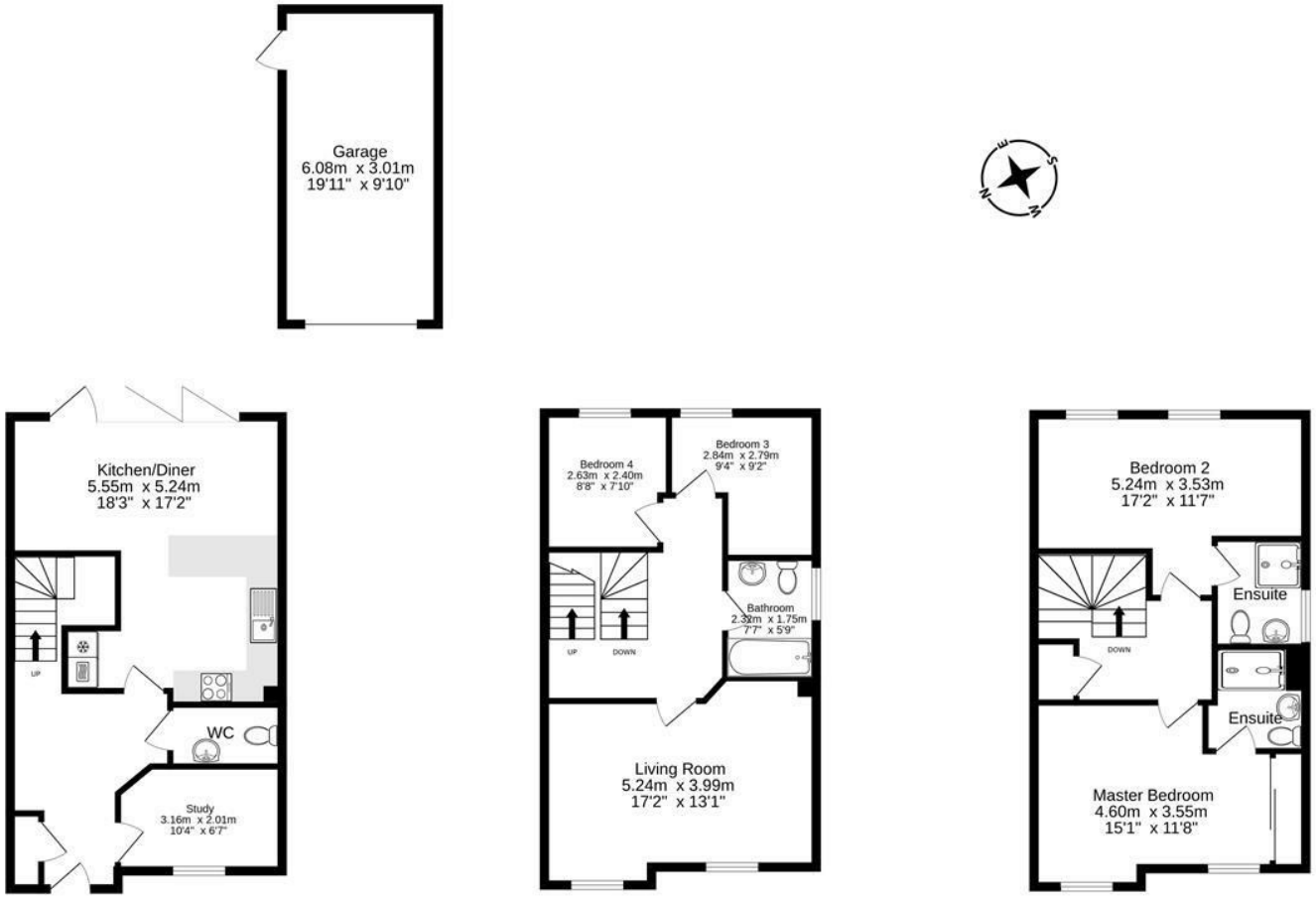
Mains water, electricity, gas CH
Cherwell District Council
Council tax band E
£2,658 p.a. 2023/24
Freehold

LLINGTON ROAD
NOS 12 - 16

Ground Floor
64.8 sq.m. (697 sq.ft.) approx.

1st Floor
46.5 sq.m. (501 sq.ft.) approx.

2nd Floor
46.4 sq.m. (499 sq.ft.) approx.

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**TOTAL FLOOR AREA : 157.6 sq.m. (1697 sq.ft.) approx.**

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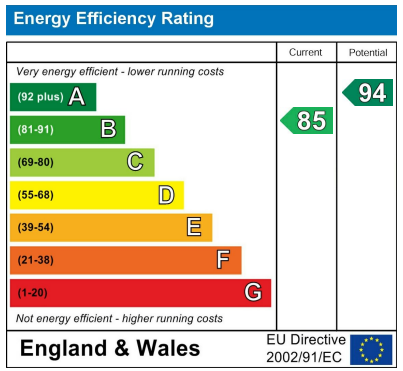


to discuss this property or to arrange a viewing please call, or drop us a line

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