





112 Freehold Street, Lower Heyford, OX25 5NT

Guide Price £495,000

Set on a pretty lane of similar character houses, this cottage is the gem amongst them with one of the finest renovations we have seen.

Full renovation & extension just completed, resulting in an utterly stunning three double bedroom cottage in outstanding condition throughout. New roof, electrics, heating, walls, floors, pointing - no stone unturned. NB price includes choice of upstairs carpets & wall colours throughout. NO CHAIN.

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 giving access to London in just over an hour. For those looking for a rural existence combined with nearby access to all amenities, there are few better villages in North Oxfordshire.

Bought from an elderly gentleman only very recently, this cottage bears very little resemblance to the tired and dated place it was at that time. To say it's a new house in an old skin cheapens the significance of what's been achieved. Re-roofed, fully insulated, new heating and wiring and floors and ceilings, not to mention the wonderful extension, it's hard to believe this is the house we sold back then. Even the walls have been fully repointed... Our clients bought it as a labour of love, not to develop for profit (maddeningly, work is forcing the move), and it shows. Amtico floors, heritage radiators and the very latest composite windows with monkey tail handles are not what you fit for profit! We do see some absolutely beautiful old houses, but it would be hard to find anything at this price level so beautifully, and completely, finished.

A traditional style, but in fact modern composite, door leads into an entrance hall with very pretty Fired Earth tiles underfoot and a heritage radiator. This theme of subtle style continues throughout the house. Leaving the hall, the downstairs opens up dramatically to left and right. The layout is very intelligent. On the right the open space is large, and well proportioned, enough to house a dining table with ample room to spare for a dresser, US-style fridge etc. To the rear, the 'porcelain' Howdens kitchen units are topped off perfectly with a thick wood work surface. The units run round two sides and incorporate a Belfast sink, high quality oven and hob, washing machine etc. And to the left of them, French doors lead out to the terrace.

- Pretty stone cottage
- Refitted kitchen
- Home Office permission
- Stunningly renovated
- Large living room
- On-street parking
- 3 Bedrooms
- Enclosed rear garden



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Head left, past the stairs, and the living room is equally inviting. With a pair of windows overlooking the lane to the front and French doors out onto the terrace at the rear, this is a splendidly bright room in almost any weather. The owners have also added a fantastic, modern wood burner on the left-hand side. The exposed chrome flue disappears out through the ceiling, and the burner itself is a 'Chilli Penguin' burner and sits on a nice simple single slab of limestone. It's elegantly done, a lovely item for chilly winter nights. And the overall space is surprisingly large hence will accommodate a lot more furniture than many at this price without ever feeling cramped.

Up to the landing, and the theme of intelligent design continues. Overhead, has a roof light window. There was no necessity to add this, but the vendors felt that bringing in as much light as humanly possible was worth the extra expense. Consequently, the landing and the stairs below are flooded with light. The first bedroom at the top of the stairs has an entrance framed above with a lovely original timber, a nod to the history of the cottage. It's a long room, an ample double, with windows to either end. And as downstairs, an attractive heritage radiator is fitted.

Back to the landing, the next bedroom along is squarer, another decent double, with a window looking out towards a charming thatched cottage opposite. Next door, the main bathroom is cleverly packaged to maximise the space, with some really lovely fittings. The wood-type floor underfoot is another Amtico item. Art Deco-style tiles in the shower and around the sink are timeless in style, as are the simple and elegant Booth & Co taps. As with elsewhere, it took a lot of thought and research to get the style right, and it's excellent.

But, for us, the real star event is the main bedroom. Part of the extension, the room is a great size. But it feels even larger than that as the ceiling has been extended up into the roof space. As with the landing, roof light windows join the rear window in bringing in excellent light on the dulllest of days, flattering further what is already a generous double. And the en-suite is actually larger than the main bathroom - and fitted with a bath! This is a suite designed for pampering its owners...

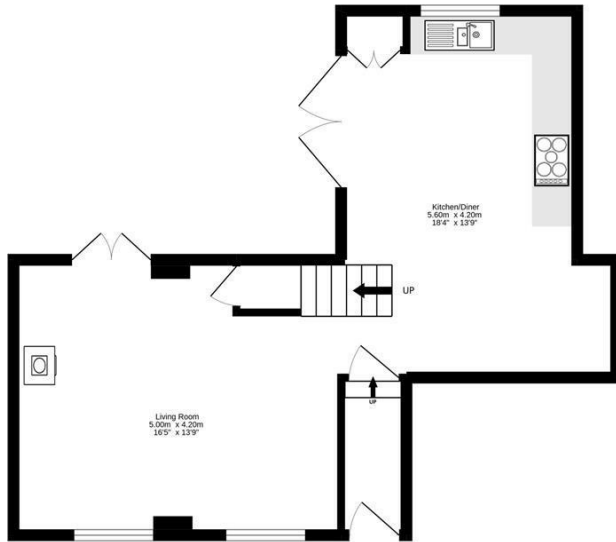
Outside, to the front the slender garden is separated from the path by a low wall, behind which it is gravelled for low maintenance. At the rear of the house the terrace is constructed of real stone flags, with a stone retaining wall at the rear that facilitates a flat lawn beyond, reached via just a couple of steps. The whole space is lovely and peaceful, enclosed all round by a simple close board fence. And the concrete plinth to the rear left has been intentionally retained to allow for either an outside office (for which planning has been given) or just a shed. And the owners had the presence of mind to run an electrical connection up to it, saving you the trouble. It's a lovely, secluded garden. And for those wanting a little more space to stretch their legs, the village recreation ground/playing fields and some gorgeous canal walks are literally a couple of minutes' walk away

Mains water, electric heating
Cherwell District Council
Freehold
Council tax band C
C.£1,842-89 p.a 2022/23

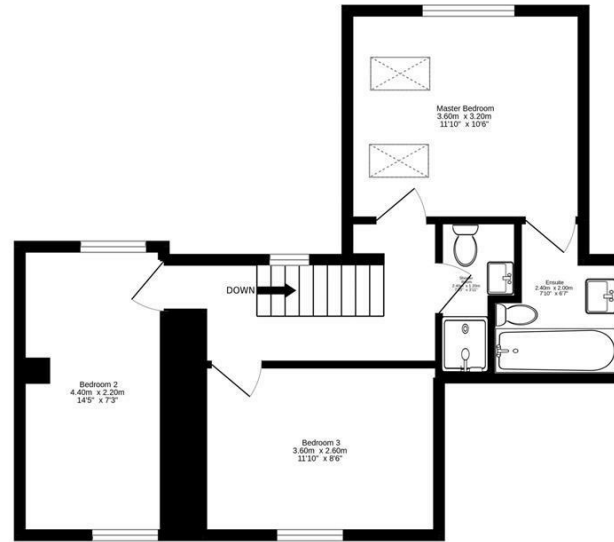




Ground Floor
44.4 sq.m. (478 sq.ft.) approx.



1st Floor
43.9 sq.m. (472 sq.ft.) approx.



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TOTAL FLOOR AREA : 88.2 sq.m. (950 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) A		90
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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