





**Probably the best way to combine the niceties of a growing modern community with a property that has both charm and space!**

Offering a quite extraordinary plot of c. 1/2 acre, a pretty pre-war 4 bed semi in an exceptionally secluded plot surrounded by trees. Condition fine "as is", but huge potential for extension (stpp), outside office, garaging etc. 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.

Soden Road is one of the original RAF-constructed houses, built pre-war for Officers and their families. As a result they were well built, attractive, and came with enormous gardens by today's standards. Number 5 has been rented out by the owners for several years but is now surplus to requirements, giving a new owner what is an extremely rare chance to purchase a house with almost endless potential - whether than be extension to the house, garages or outside office, or landscaping the wonderful outside. The style of these houses is rather elegant, and the location is extremely secluded, hidden behind the two large conifers to the front and its enormous driveway. With a little personalising to taste this house will be a knockout!

- Charming 1930's house
- Large kitchen/breakfast room
- Space for garage or office
- Four ample bedrooms
- Utility & cloak room
- Ample driveway
- Two receptions
- Stunning plot of c. 1/2 acre
- Set well back off quiet lane



5 Soden Road, Bicester, OX25 5LR

Offers Over £500,000

The entrance under an open porch leads into a typically 1930's inner hall, with a second door opening into the main hall beyond - a design to keep out the draft. The stairs rise away to the rear and turn elegantly, with a window halfway up flooding the two floors with light. On the right the first reception is double aspect, providing lots of good light, and the bay window looking out over the frontage is a charming feature. Note that the chimney breast is still in evidence hence while the fireplace it used to contain is long gone, the vent within it confirms the chimney behind still exists - a perfect excuse for fitting an open fire. Opposite, the second reception overlooks the front garden, and the dimensions are ample enough that this would make a very roomy study, or perhaps a good Tv room/ snug. further down the hall on the left you reach the kitchen. This has been opened out in more modern times to provide a generous dining area that's immediately adjacent to the kitchen, which itself is amply fitted with a range of modern units. A door on the side also leads out to both a large utility/ boiler room and a separate WC, next door to which is a further door leading directly into the garden.

Upstairs, the landing runs left to right, feeding to all rooms. The main mirrors the reception room below it, hence it's a lovely, large and bright room with windows front and rear. There are also several wardrobes fitted. Next door, two further bedrooms are also doubles, albeit somewhat smaller, and both look out to the front garden. At the other end of the landing, another large bedroom is placed with a window overlooking the whole of the side garden. And the room exhibits the eaves of the roof in the ceilings gently giving the room some extra character. While there is currently no en-suite, there is both a modern bathroom and a separate wc next door to one another. Hence it would be possible to amalgamate them to create a much larger bathroom, as well as fitting one of the bedrooms with an en-suite if desired.

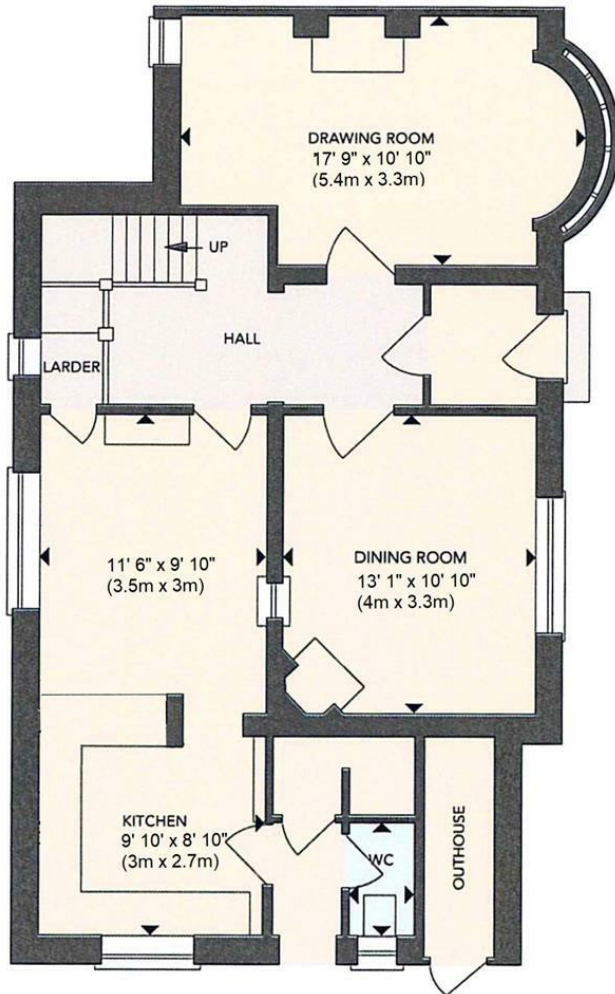
Outside is a real treat. Houses of this type simply do not come with this size of plot, and even less with little to overlook you! The plot is, broadly speaking, a triangle, with the widest part to the rear. This gives it an enormous rear garden with endless scope for tweaking, landscaping, fitting a garage, or just enjoying a massive amount of open lawn. And to the front the house sits way back behind a wide frontage that includes a wide driveway. There is no point describing this in text form as we simply will not do so adequately. But for this who want really good outside space, this is a must-see!

Mains water, electricity, gas ch  
Cherwell District Council  
Council Tax Band D  
£2,041 p.a. 2021/21

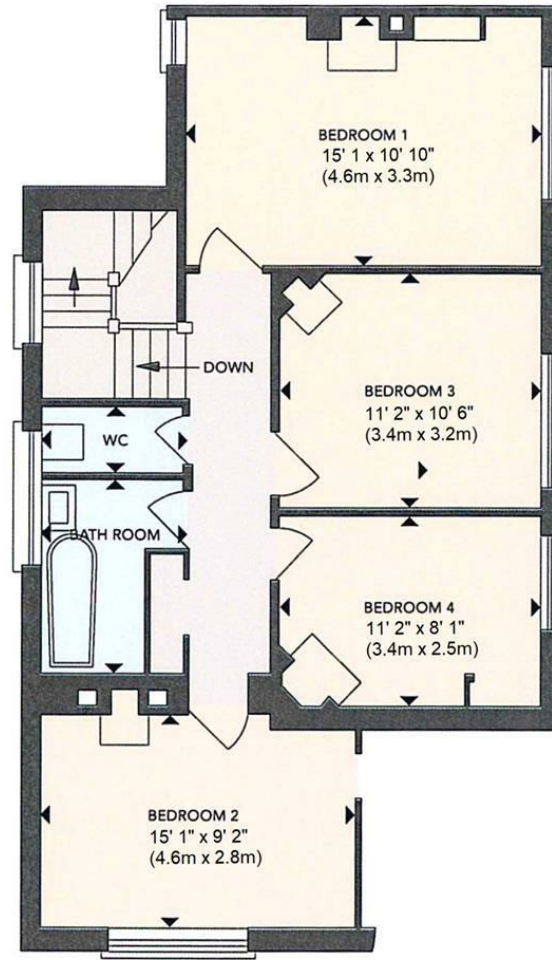




## GROUND FLOOR



## FIRST FLOOR



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

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)

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