





8 Soden Road, Upper Heyford, OX25 5LR

Offers Over £450,000

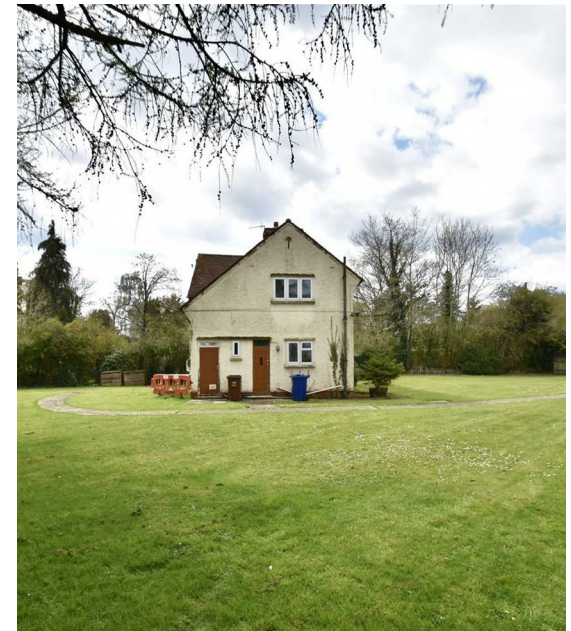
**An enticing chance to buy a house and plot offering endless opportunity for improvement.**

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. The style of these houses is rather elegant, and the location far from the main Camp Road is quiet with a pleasant screen of trees to two sides, ideal for safety and peace with growing families. This particular house does need comprehensive updating as the internals are very dated, but a more modern boiler plus double glazing are already in place, and the roof is going to be replaced by the owners as part of the sale. Sat in c. 1/3 of an acre and at the end of the "old" part of the road, this house is the last in the line with nothing but the playground behind it so the position is wonderful.

The entrance under an open porch leads into a typically 1930's inner hall. The stairs rise away to the rear and turn elegantly, with a window halfway up flooding the two floors with light. On the left the living room is double aspect, providing lots of good light. And, pleasingly, the original open fireplace remains untouched. Opposite, the second reception overlooks the rear garden, and the dimensions are ample enough that this would make a very roomy study, or perhaps a good TV room/ snug. At the back of the hall on the right you reach the kitchen. This has been opened out to provide a generous dining area that's immediately adjacent to the kitchen, which itself is a large space. A door on the side also leads out to both a long utility/ pantry with an outside door, and a separate WC, next door to which is a further door leading directly into the garden.

- Lovely plot - c.1/3 acre
- Large kitchen/breakfast room
- Gardens round 3 sides
- 4 bedrooms
- Utility & cloak room
- Ample parking
- Living & dining rooms
- Separate bathroom & wc



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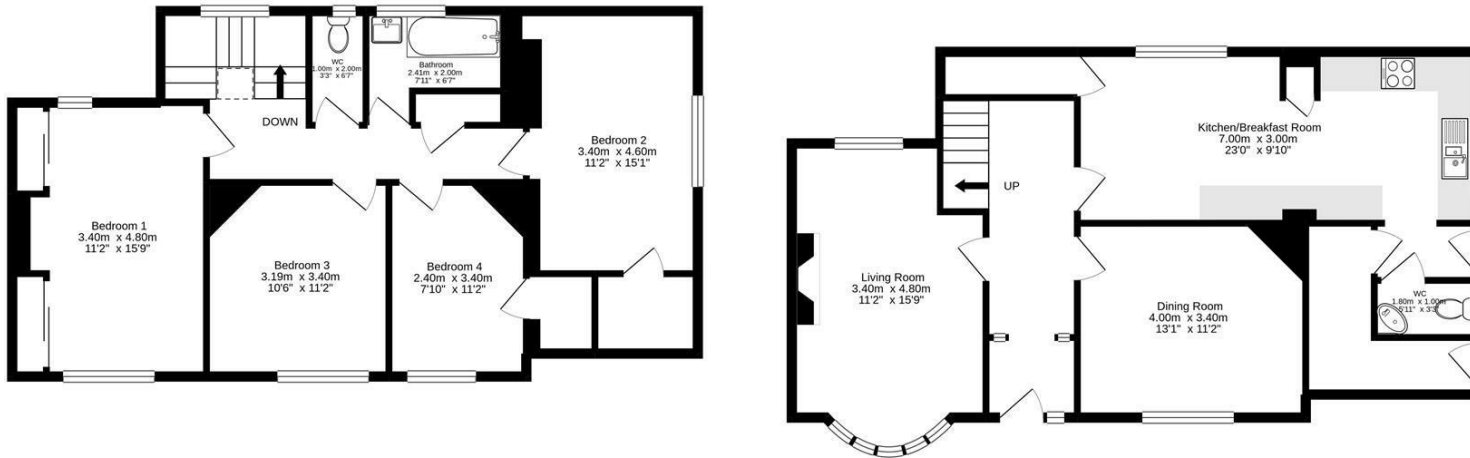
Upstairs, the landing runs left to right, feeding to all rooms. The main mirrors the reception room below it, hence it's a lovely, large and bright room with windows front and rear. There are also several wardrobes fitted. Next door, two further bedrooms are also doubles, albeit somewhat smaller, and both look out to the rear 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, giving the room some extra character. While there is currently no en-suite, it would be possible to create as there is space. And in addition there are both a 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 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 paved parking area. In summary, there is a huge amount of potential here to create a really lovely outside space with outbuildings ranging from garaging to home office, as well as landscaping to provide terrace/ veg patch etc - the potential is endless!

Mains water, electricity, gas CH  
Cherwell District Council  
Council tax band D  
C.£2,041 p.a. 2021/22







Produced by wideangles.co.uk

TOTAL FLOOR AREA : 139.6 sq.m. (1502 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			83
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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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