Cridland
FOR SALE
16
ESTATE AGENTS
Cridland
& Co.
SPIRE & SHIRE

17 High Street, Upper Heyford, OX25 5LE — £1,400 Per Month

When we think of a Cotswold village house, this is what we imagine. Utterly beautiful, utterly charming, and utterly good value!

An historically important grade 2 listed cottage dating back many hundreds of years, oozing with period charm and set in the quietest of lanes in a small village with pub, delightful canalside walks, and surrounded by countryside. 2 beds, beams and stone, lovely inglenook fireplace. Available Immediately, Unfurnished.

Upper Heyford is a quiet and secluded village away from the beaten track but within easy reach of amenities and road/ rail links. The community is vibrant and varied with a well-used village hall and green plus a good local pub, and there is an OFSTED rated 'Good" through-school less than a mile distant, and many new amenities including a hotel and a bar/restaurant. Many villagers enjoy a walk of around a mile down the Oxford Canal to Lower Heyford where a lovely cafe can be found at the canal wharf. Rail access is excellent with Lower Heyford having a station feeding to Oxford and London Paddington, Bicester North is 7 miles East with fast and frequent trains into London Marylebone. Road links are also straightforward with both the M40 and A34 a short drive away.

Number 17 is an achingly pretty & charming thatched cottage dating back hundreds of years. It's very telling that all these cottages on this terrace are listed, amply demonstrating their historical importance! We have known this cottage on and off for over 30 years - the staircase was hand built in the building that is now our office!! It's a wonderful house with masses of character, in a row of similar. A more peaceful and quiet location would be hard to find. Live in a genuine piece of Home County English history...

The front door opens into a very spacious and welcoming living room that oozes charm, with beams overhead and a lovely stone fireplace with wood burner. Under foot there's a wood floor, and the theme continues with the bespoke oak staircase curving off to the left. The whole room demonstrates a delightful patina that only a house of great age can provide, but with the modern touches that we all need for easy living. At the rear, the hall splits off to the kitchen and bathroom, with a handy cupboard to the side.

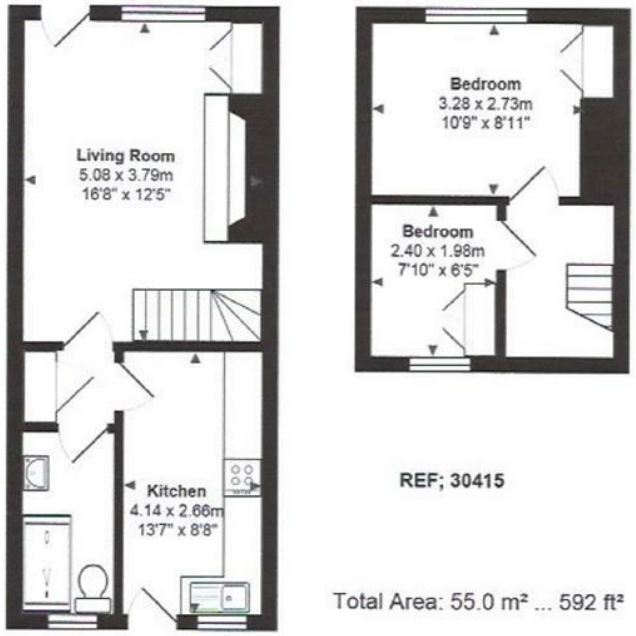
The bathroom is a walk-in wet room, tiled throughout and a particularly generous size, with a stylish modern shower suite in immaculate condition. To the left the kitchen is far more generous in size than you would expect, with more than ample room for a breakfast table. The long run of units down two sides also provide as much storage and work top space as most could ever need. At the rear the door leads out to the garden.

Upstairs, there are two bedrooms. The larger is bright and light, overlooking the sleepy lane to the front. This is a good double space, with a wardrobe built in to the side. Bedroom two is more compact although it too is equipped with a double cupboard providing good storage over the stairs. This is a good single room or, as we suspect most will use it, an ideal home work space or study.

Outside to the rear, the garden is pretty and set up for no maintenance. Steps up reach a part paved, part gravel area with two brick planters, pleasantly landscaped. Behind them is a decked area perfect for summer dining. The whole is also dog-friendly as it is enclosed. At the rear, a stone shed provides an extra dimension with ample space for storage. Note that there is also a rear access path that runs along the end of all the gardens for these cottages, ensuring easy access for moving bins, bicycles, work access etc without going through the house.

Mains water, electric, gas c.h.
Cherwell District Council
Council tax band C

- Just delightfully charming
- Double Bedroom and Nursery/study
- Stone outbuilding/ shed
- Pretty living room with woodburner
- "Wetroom" bathroom
- Parking on street
- Light kitchen/breakfast room
- Landscaped garden
- Great amenities nearby

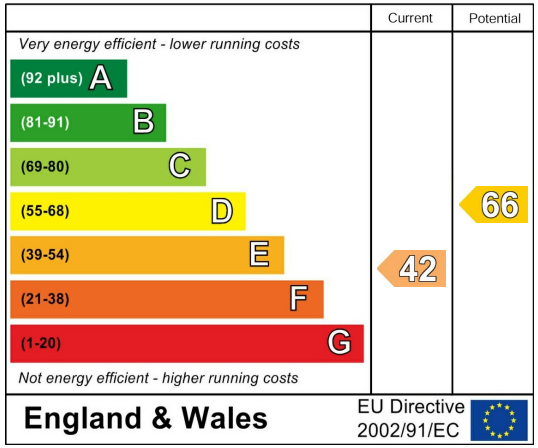


REF; 30415

Total Area: 55.0 m² ... 592 ft²

Material Information QR Code:

Energy Efficiency Rating



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