
ESTATE AGENTS
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SPIRE & SHIRE



18, Williams Road, Upper Heyford, OX25 5AX

Offers Over £600,000

A bright and inviting home with great living space, in a development that's exceptionally popular with families.





Flexible, modern living at its finest and most stylish Set in a secluded position overlooking a small green, a fine Dorchester home offering up to 6 bedrooms across 3 floors, modern open-plan kitchen/living/dining room with bifold garden doors, ample driveway & garage. NO CHAIN

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.

Number 18 is perfectly designed to address the flexible needs of today’s buyer. Up to six bedrooms over three floors, a wonderful open-plan living space, super-fast broadband for home workers and gamers alike, plus a secluded and peaceful location, make it a truly unique opportunity.



From walking through the main door this is a uniquely different and rewarding experience. The entrance hall is wide enough to accommodate a bench seat for removing shoes whilst the cupboard under the stairs provides perfect storage for coats, boots etc. Then to the left the sitting room instantly impresses with the sheer volume of natural light from a window at the front and the almost full width glazing of the bi-fold doors at the rear, accessing the garden.

In addition, what is currently used as a study takes full advantage of superfast broadband that makes home working easy, but is also generous enough to be a very sumptuous bedroom. Heading up to the first floor, 3 more bright and stylish bedrooms include a sumptuous main suite complete with dressing area and a very upmarket ensuite! That would be enough for many houses. But the top floor offers two more, sizable double bedrooms that share a shower room between them. The layout caters for every family need and every age group with consummate ease.

And the outside is as clever. One of just two properties sitting well back behind a pretty village green, the house feels far more private and secluded than most. The generous dedicated driveway parking by the house is in addition to a garage with a vaulted ceiling with potential for storage. And behind the house, the pretty, private garden mixes a pleasant, broad terrace behind the house for relaxed summer dining with a lawn around which there are borders ripe for planting.

















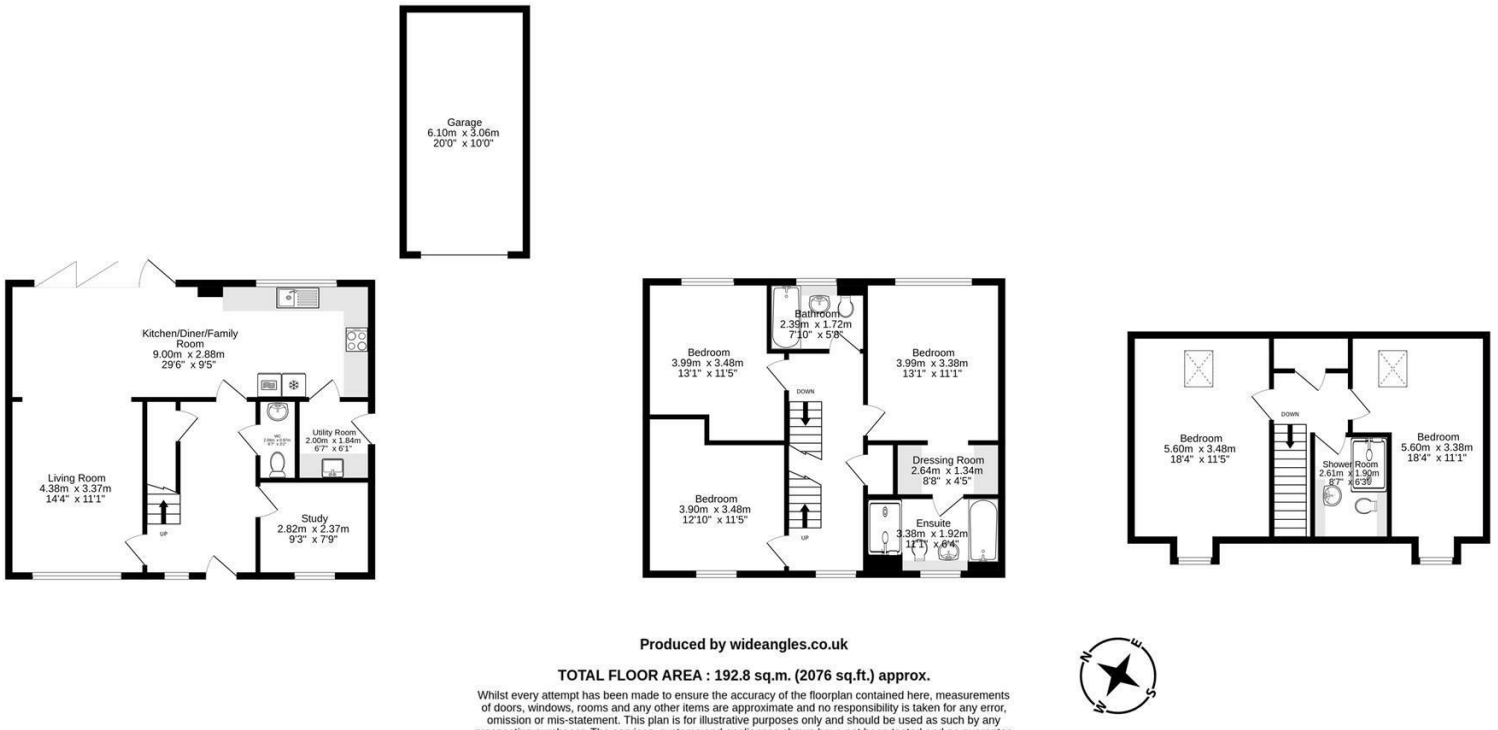


Material Information QR code:

Ground Floor
83.7 sq.m. (901 sq.ft.) approx.

1st Floor
63.2 sq.m. (680 sq.ft.) approx.

2nd Floor
45.9 sq.m. (494 sq.ft.) approx.

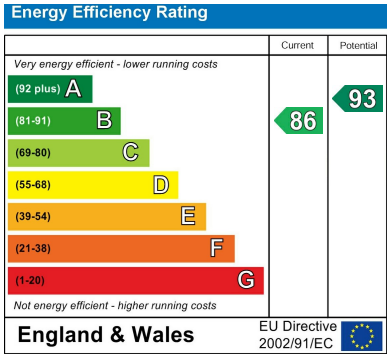


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TOTAL FLOOR AREA : 192.8 sq.m. (2076 sq.ft.) approx.

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Mains water, electricity, gas CH
Cherwell District Council
Council tax band G
£3,982-12 p.a. 2025/26
Freehold

- Lovely, stylish house
- Dedicated study with excellent internet connection
- 3 bathrooms plus cloakroom
- Superb open-plan kitchen/diner with bifold doors onto the garden
- 5 double bedrooms
- Secure private rear garden
- Impressive high ceilings enhance the sense of space and light
- En-suite to main bedroom with dressing area
- Garage & driveway parking

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