





1 Knaptons Croft, Lower Heyford, OX25 5NR

Offers Over £600,000

Rarely do we see a house so elegantly presented, well planned and well positioned. An incredibly easy house to love.

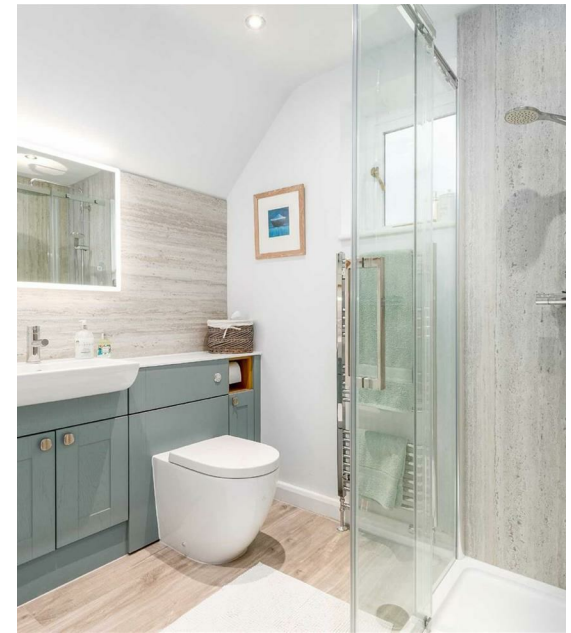
Offered in superb condition throughout, a four bed stone cottage nestling in the corner of a close of just 4 houses next to the Market Square. The large, bright rooms are all well proportioned and tastefully decorated, and the walled garden to the rear is beautifully landscaped. Simply stunning.

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

The Gables is one of just a handful of stone houses built to an exceptional standard, and so discreetly located they're almost invisible from the rest of the village. The design is elegant and classic for this area, sitting beautifully within its surroundings amongst trees and mature hedges. Equally ideal for families or downsizers wanting to retain good living space, it has a broad appeal. But more than that for us, what we like most is the feeling of warmth and calm the vendors have managed to engineer within it through tasteful decor and sensible fittings. All the doors were replaced by the vendors five years ago. The bathrooms have been upgraded. Shelves have been built in. And the entrance hall was remodelled to allow easier access through to the dining room. Each item adds a little extra to the experience, but combine the lot and it really is a property that would be hard not to love.

From the moment you walk in, there's much to please the eye! The large, light entrance hall with its practical & smart tiled floor provides ample space for a key table, muddy boots etc, with a large store cupboard also fitted to the side. Immediately on the left is a cloak room, pristinely presented and also equipped with shelves. Turn right and you'll notice the door is a substantial timber item, clever part glazed to help bring maximum light into the kitchen. Through it you find the most extraordinary space! To the front a high quality kitchen has been cleverly designed. A Belfast style sink sits in front of the large window overlooking the front lawn, with space for a dishwasher on one side and the fitted stainless steel oven and hob on the other both within arms length. Behind you is a space for the fridge/freezer, and within a few feet a central island with shelves for cookery books plus really good storage cupboards beneath. Further right, the units leave huge space for a breakfast table and at least six chairs to sit with ease. Then there are pull-out baskets within the run of units, above which is a glazed crockery cupboard, and off to the right a wine rack. It's exceptionally clever as the design adds up to a kitchen that feels vast and works extremely well, using barely half the space! And it's at this point you realise the vendors have a computer desk built in under the stairs, then a dresser and a large chest, not to mention an easy chair, with huge space between the two. This room is where we would spend most of our time.

- Peaceful, stylish, relaxing
- Fab kitchen/ day room
- Pretty landscaped gardens
- Large drawing room with bay
- Four ample bedrooms
- Single garage plus parking
- Well proportioned dining room
- En-suite, bathroom & cloak



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Having said that, the drawing room offers more of the same. The floor changes from tiling to timber, and to one side the stone fireplace is open, with an iron hearth. Due again to the clever use of the glazing, the room feels open and spacious even more than its ample dimensions as the bay to the rear brings in the light and the view from the garden. And to the far end glazed double doors enter the dining room, into which the timber floor runs seamlessly. It's well proportioned in such a way that, as with the kitchen, a large table can be housed easily with room to spare for an easy chair, dresser etc. And with yet more glazed doors, this time opening onto the garden, it's a light and bright room.

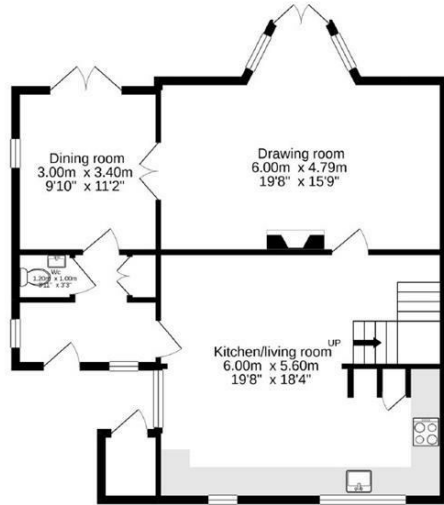
Upstairs the theme continues. Stairs with half landings are elegant as well as practical, and this one brings you up to a landing so ample it currently houses a table and a pair of chairs, plus a small chest, with ample room to manoeuvre. And the airing cupboard is also placed just here. Take a left and the smallest of the four bedrooms is currently used as a study but would be equally capable as a small double room if needed, and from here the view across your own and neighbouring gardens is delightful. Next door a slightly larger bedroom is both characterful and practical. Directly opposite, the largest bedroom really is quite something. Built-in wardrobes and storage covers the whole of one end wall plus half of another. And yet the proportions are such that this room houses a King size bed alongside a huge sofa, various chests etc without feeling cramped! Again, the view from here over neighbouring gardens etc is peaceful and pretty. The last of the bedrooms is slightly more compact but as it contains a really elegant modern en-suite shower room the jury is out on which we would use as our main. But the fact we would have that pleasant dilemma just reinforces how good a house this is! And regardless, there is a recently upgraded bathroom next door that makes the decision somewhat less critical...

Outside is equally well planned. To the front, the entranceway to the close is communal, maintained between all parties and fully documented. On the right a small area of lawn flanked by a hedge is yours. Where the gravel starts there are a pair of stone garages, the right hand of which belongs to this house, with space to park in front of it as well as behind your own five bar gate. At the rear, a stone wall contains an inset gate that leads to the rear garden. Step through and you are greeted by a beautiful, private space enclosed by a smart stone wall. Mainly lawn, a wide variety of flowers, shrubs and trees grow in a number of borders around the edges. And behind the house a terrace runs the full width, encouraging open air dining on any pleasant day. With no passing traffic it's an incredibly peaceful space, large enough to really enjoy without requiring substantial maintenance.

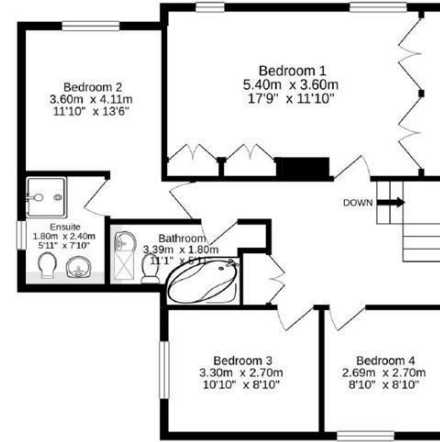
Mains water, gas, electric
Cherwell District Council
Council tax band E
£2,340-46 p.a. 2020/21



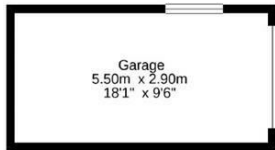




Ground floor
89.4 sq.m. (962 sq.ft.) approx.



1st floor
70.1 sq.m. (754 sq.ft.) approx.



Garage
5.50m x 2.90m
18'1" x 9'6"

Produced by wideangles.co.uk

TOTAL FLOOR AREA : 159.5 sq.m. (1716 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		
(81-91) B		
(69-80) C		
(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	

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to discuss this property or to arrange a viewing please call, or drop us a line
interested@cridlands.co.uk

01869 343600

www.cridlands.co.uk