





1 Somerton Road, Upper Heyford, OX25 5LB

Guide Price £350,000

**An exceptionally affordable family home in a very pleasant village near amenities.**

A pretty 1930s semi with lovely views set in a village surrounded by delightful rolling countryside. Three good sized bedrooms, roomy kitchen/diner, generous living room with wood burner, & an ample driveway. Great amenities nearby including shops/pubs/school, & easy commuting access via road/rail.

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. Many villagers also enjoy a walk of around a mile down the Oxford Canal to Lower Heyford where a shop and cafe can be found at the canal wharf as well as a further good pub. 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 excellent with both the M40 and A34 a short drive away. And nearby Heyford Park, a new development of houses on a now redundant RAF base, is fast increasing amenities which include a school, Sainsburys, dentists, bike shop, restaurant/bar, hotel etc today but will feature far more in the near future.

After WW1, the "Addison Act", named after its author, Dr Christopher Addison, then Minister for Health, tasked local authorities with providing new housing (for both sale and rent) for working families. Number one, Somerton Road is one of a small row of houses that we believe were built under that scheme to cater for the expanding population of the village, many of whom found high quality employment on the adjacent Air Force Base. These houses are exceptionally well built in a traditional style that is now very popular. Large windows, high ceilings, and good proportions make them easy to use, and hence exceptional value. This one sits in a position directly overlooking the village hall and its playing fields to the front, and the rear looks out across other gardens towards the valley beyond. It's well presented, with a refitted kitchen and bathroom in recent years. A wonderfully affordable family home and ready to move in.

The modern composite front door opens into a hallway that's fitted with a coconut mat, ideal for wet days with dogs and children! The stairs rise away from you, and on the left wall are hooks for coats and hats. Take a right and you find a broad living room, bright and spacious with a laminate floor, and a pair of large windows to the front. The chimney breast has been fitted with a modern, efficient, woodburning stove. And the alcoves to either side are ideal places for fitting shelves, cupboards, etc, if desired.

- Great value family home
- Living room with wood burner
- Generous driveway to front
- Village with amenities nearby
- Three double bedrooms
- Pleasant garden to rear
- Spacious kitchen/diner
- Good sized modern bathroom
- Lovely open views



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To the rear, the kitchen runs the full width of the house. The dining area is surprisingly large, with a pair of glazed doors to the rear giving you a great view of the garden, and easy access for summer dining. The space is so generous that currently a dining table, sofa, dresser and shelves all occupy it with ample room to spare! On the left-hand side, the kitchen runs around three sides, cream units contrasting pleasantly with the wood-style worktops. Plumbing is in place for a washing machine and dishwasher, and there's also room for a large fridge freezer. To the left a side door leads out to the garden, and there is a deep under stairs cupboard next to it that could possibly be converted to a cloak room (please ask if you would like this checked).

Upstairs there are three bedrooms. At the front, the smallest has been cleverly modelled to add a single bed over the top of the stair boxing, and this has also provided a lot of storage beneath. The room easily hosts a wardrobe, desk, chest etc. And the view to the front is delicious, looking out across the village hall, playing fields, allotments and fields beyond. Next door, bedroom two is somewhat larger. As in the sitting room below, the chimney breast features deep alcoves either side, perfect if you wish to fit wardrobes, shelves, etc. Again, that splendid view out the front is impossible to ignore.

The largest of the three bedrooms sits to the rear of the landing. A generous bank of wardrobes run across most of the right-hand side, floor to ceiling. Underfoot, the floor is now exposed floorboards, attractive and warm. There's plenty of space here for the largest of double beds plus a large dresser, chest, etc and this time the view to the rear is far-reaching, over the top of neighbouring gardens and towards the valley beyond. Serving all three, the bathroom is a very good size. The white suite runs down the left side, with a curved glass screen round the edge of the bath as there's a shower above it. The timber panelling round the units is a neat touch, adding a dash of pleasing individuality. An airing cupboard to the rear also provides useful linen storage.

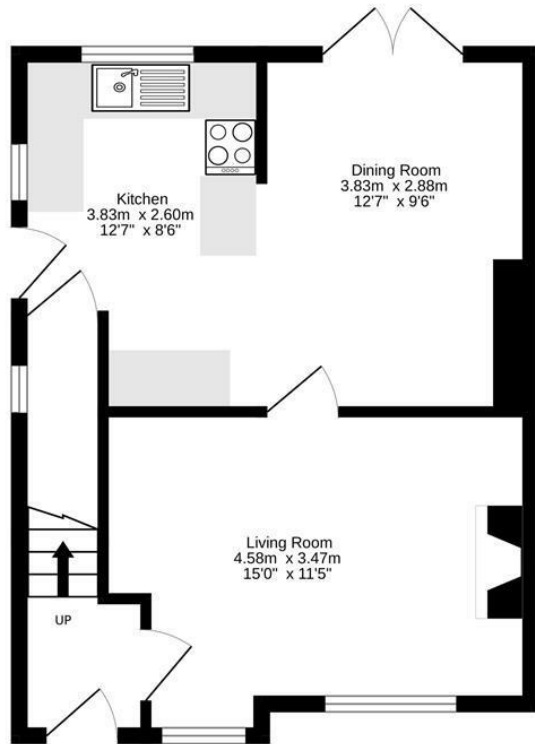
Outside, to the front the space has been converted to driveway. It would be easy to host four or five cars here without a squeeze. A path to the left leads down the side of the house to the garden. Mainly lawn, it's enclosed by fences to all sides, with that to the rear purposely low level so the pretty outlook is fully in view. In the right rear corner a shed provide handy storage for the lawnmower and other garden bits and bobs.

Mains water, electric, LPG heating  
Cherwell District Council  
Council tax band C  
£1,865-67 p.a. 2022/23  
Freehold

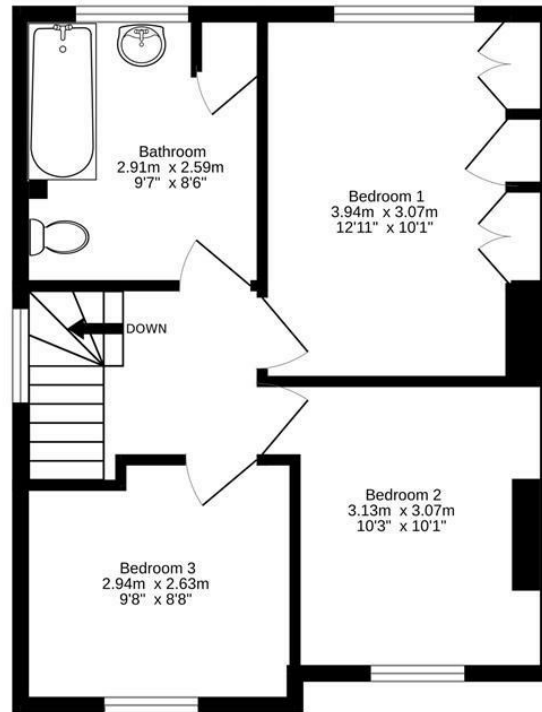




**Ground Floor**  
37.9 sq.m. (408 sq.ft.) approx.



**1st Floor**  
40.2 sq.m. (432 sq.ft.) approx.



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**TOTAL FLOOR AREA : 78.1 sq.m. (840 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>73</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>45</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	

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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