





Achingly pretty like most thatched cottages, but this one is practical too, it's a tardis inside, with great living space plus many high quality upgrades introduced recently.

A characterful thatched cottage with surprisingly good living space & an outside office. Many lovely features including a large open fireplace, gorgeous & lengthy refitted kitchen, refitted bathroom, three bedrooms including one with a vaulted ceiling, and a private rear garden.

Upper Heyford is a quiet and secluded village hidden 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, plus there is a highly-regarded new free-school less than a mile distant; 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 straightforward with both the M40 and A34 a short drive away.

Number 21 is a gorgeous house packed with lovely character while also admirably well equipped for the modern world. The row of cottages are all listed, an acknowledgement of their significant part in the history of this village. Likely originally farm or canal workers' cottages, today they are a varied mix of styles and types. Number 21 is by far the largest, and the difference shows. All three bedrooms are good sizes, with the top floor in particular steeply vaulted into the eaves with lovely timbers overhead. A 20 ft kitchen and 19 ft living room are certainly not what you expect to find in a cottage! But more than that, the comprehensive upgrades the current owner has introduced to the house have made it a really stylish, pampering place to live. Add the character, location, the visual appeal combined with its practicality, and it adds up to an unbeatable prospect.



- Lovely village location
- Three double bedrooms, one vaulted
- Outside office with power
- Absolutely charming, & large
- New kitchen/ breakfast room
- Quiet rear garden with access
- Elegant living room & fireplace
- Refitted shower room

The front door opens into a large and very attractive living room packed with character. Old window apertures are alcoves filled with glass display shelves lit by downlighters. Overhead are gorgeous original beams, cleverly painted to maximise the natural light in the room, which with two windows (with plantation shutters - also fitted to the main bedroom above) to the front is considerable. But the main focal point is the Inglenook fireplace. Wide and pretty with a vast timber lintel, this is equipped with a recently fitted wood burner - perfect on cozy winter evenings - and there's also a hole to the left which was likely a bread oven. By all measures this is a great room, relaxed and inviting but also far more roomy than most cottages of this type can boast. Behind it the kitchen is spacious and beautifully equipped. Refitted throughout at great expense, to include underfloor heating, what has resulted is a kitchen the envy of any chef. A huge range of clever storage cupboards down both sides also house a full stock of integrated goods. A pair of AEG ovens, double width hob, dishwasher and washing machine, and even a built-in bluetooth speaker and plinth wine storage are topped off with a stylish solid marble laminated work top. There's masses of room for a table, and with both a stable door to the rear and a sink in front of the window, the focus of this room is out towards the peaceful gardens.

Stairs rise to the first floor and a broad landing with a good sized cupboard. To the front the first of three bedrooms is a lovely, light double room with beams overhead and a pair of windows that flood the room with light as well as providing a pretty view across the sleepy lane. Two wardrobes, one of which is so large it's a walk-in with lighting and a mirror, between them provide really great storage, and there's ample space for a large suite of furniture, such is the size of the room. Down the landing the bathroom is modernised, rather elegant and practical with an attractive suite including a vast walk-in shower and a heritage-style sink atop chrome framing. At the rear lies the smallest bedroom, which is still ample for a double bed with a large wardrobe to the side in the current setup with ample room to spare. From here the view across the rear garden and beyond is very pretty.

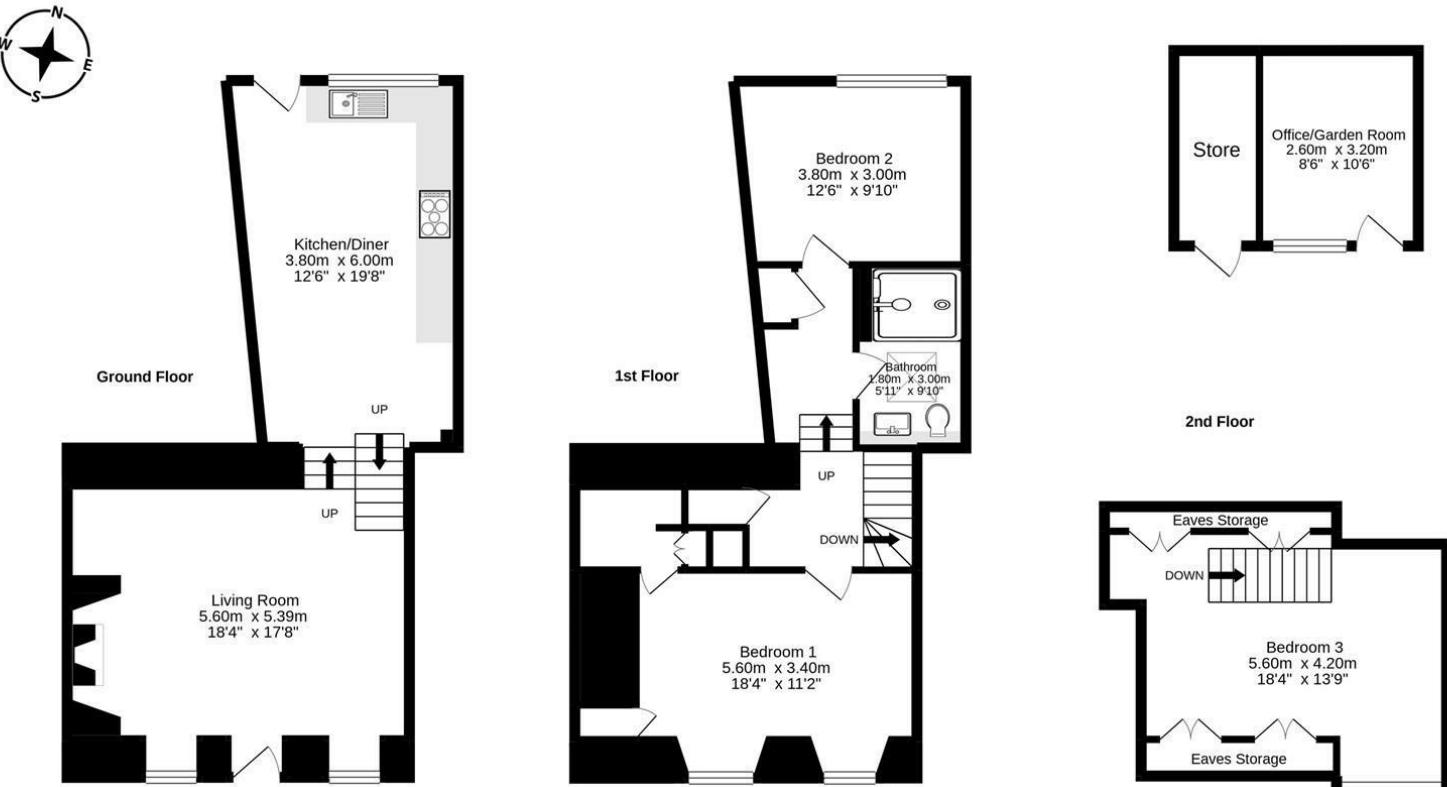
On the top floor the room is dominated by the rather splendid "A-frame" trusses. It's a tall ceiling hence the room initially appears narrower than it is, but in fact the dimensions are such that a double bed easily occupies just one end leaving masses of space for an easy chair or a dresser/ chest. And both sides are lined with eaves cupboards providing great storage.

Outside, to the front the house sits back behind a pavement alongside which is unrestricted parking that is ample for just these few cottages, on a lane that has effectively no passing traffic. There is a slender planted border to the front also, with a pretty array of plants. The Thatch makes the front incredibly pretty and is not expensive to maintain. To the rear, initially there is a charming terrace with thick York stone-style slabs, and these continue up the steps and all the way down the garden. It's a very stylish and upmarket solution to the issue of easy maintenance, and the introduction of various shrubs and trees to the borders either side give the space a soft and calm aura. And the large timber building to the rear with its power connections is a perfect working from home solution that the vendor has found invaluable throughout their ownership.

Mains water, electric, oil c.h.  
Cherwell District Council  
Council tax band D  
C.£2,041 p.a. 2021/22







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**TOTAL FLOOR AREA : 125.9 sq.m. (1355 sq.ft.) approx.**

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	94
(81-91)	B	
(69-80)	C	
(55-68)	D	55
(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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