ESTATE AGENTS
Cridland
& Co.
SPIRE & SHIRE

Plot 7, Number 26 Trenchard Circle, Upper Heyford, OX25 5TB **Offers Over £400,000**

Yet another wonderful renovation from Dorchester of a roomy, bright bungalow

A comprehensively renovated house with 3 generous bedrooms, ensuite plus bathroom with shower, large & bright living space, plus secluded & immaculate lawned garden. Quiet location away from road noise but a short walk from a growing village centre with many amenities. NO CHAIN

Heyford Park is a vibrant, growing development with a new school, gym, Sainsburys, and very shortly a wide range of 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. It's a testament to the success of the development that when we were taking photos we were accosted by a neighbour who told us what a wonderful job Dorchester have made, and how great a community there is! We can't add much to that!

Another highly successful renovation by Dorchester Group! Within this burgeoning development, with its rapidly increasing selection of amenities and sense of identity, the old post-war base bungalows have been magnificently transformed. This is the third of the type we have now represented, and can attest to high quality fixtures, fittings, and energy efficiency.

Entering the front door, the immediate impression is of real thought and care in the renovation. Floor to ceiling glazing across the front brings in fantastic natural light. This is further amplified by a wide window to the rear, with the sink directly in front of it, and a pair of glazed doors opening onto the terrace behind. The front half of the room is carpeted, and it’s a generous living space, with a wide cupboard for coats, boots etc in the left. Behind, a tiled floor takes over, running the width of the rear of the room, to the right of which is a dining space and on the left is the kitchen. A generous range of modern units are fitted, including a high-quality granite worktop, and built-in AEG appliances include a fridge freezer, stainless oven and induction hob, plus washer/dryer and even a dishwasher.

- Peaceful backroad setting
- Generous living room space
- Bathroom & separate shower
- Beautiful refurbishment
- Dining area to rear
- Pleasant, lawned rear garden
- Three good sized bedrooms
- Stylish modern en-suite
- Off road parking

Plot 7, Number 26 Trenchard Circle, Upper Heyford, OX25 5TB **Offers Over £400,000**

Walking down the hall, first on the left is a large double bedroom, complete with a large double wardrobe. Opposite, the main bathroom is immaculate and beautifully fitted. There is a thermostatic shower in a separate cubicle, beyond which the white suite with up-to-the-minute sanitaryware is fitted in a generous space.

Continue down the hall and on the left another double bedroom is well proportioned, and a generous wardrobe complete with auto lighting, nestles in one corner. Directly opposite, the main bedroom is definitely saving the best till last. A deep cupboard to one side, again equipped with an auto light, could very easily be fitted out as a mix of wardrobe, shelving, and drawers, such is the size. The room itself is as well proportioned as any other, but this time it features a view out over the garden. And adjoining it, the ensuite is fitted in the same style as the bathroom, albeit here with a metre wide shower pan.

Outside, to the front the house sits well back from the circle, behind a deep area of lawn with young hedgerow already starting to grow along the front edge, and lavender planted just along the wall of the house. A path leads to the front door and also runs off to the right, where there is offstreet parking as well as a gate through the close board fence into the back garden. Through that gate the path leads to a delightful rear garden, immaculately lawned with a paved terrace running at full width of the house. It's all beautifully enclosed with close board fencing, and of course an advantage of being a bungalow among a collection of other bungalows is there no window overlooking you from anywhere!

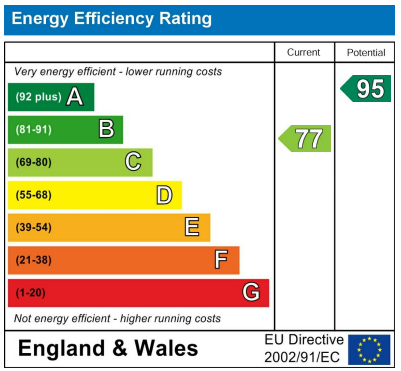
Mains water, gas, electricity
Cherwell District Council
Council tax band B
£1,587 p.a, 2021/22
Annual service charge for 2022/23 £220

THE PICKARD

NET INTERNAL TOTAL 1,161 SQ FT

Three double bedroom open–plan bungalow

	MM	FT
Living	5055 x 4873	16'7" x 16'0"
Dining	3365 x 3179	11'0" x 10'9"
Kitchen	3365 x 3175	11'0" x 10'5"
Master Bedroom	3291 x 3206	10'9" x 10'6"
En-suite	2475 x 1370	8'1" x 4'6"
Bedroom 2	4247 x 3602	13'11" x 11'9"
Bedroom 3	3529 x 3452	11'7" x 11'4"
Bathroom	3365 x 1900	11'0" x 6'3"



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

Important Notice
These particulars are offered on the understanding that all negotiations are conducted through this company. Neither these particulars, nor oral representations, form part of any offer or contract and their accuracy cannot be guaranteed. Any floor plan provided is for representation purposes only, as defined by the RICS Code of Measuring Practice and whilst every attempt has been made to ensure their accuracy the measurements of windows, doors and rooms are approximate and should be used as such by prospective purchasers. Any services, systems and appliances mentioned have not been tested by us and we cannot verify that they are in working order.