





32  
MUSCLES COTTAGE

## A village cottage that's both utterly charming and also immensely practical? Do such things exist? This is all of that and more...

Dating back to the 17th century, a deliciously characterful and very roomy cottage sitting in mature gardens of approaching half an acre next to paddock land & just a short walk from the Market Square. Four beds, three receptions, large stone outbuilding plus car ports & ample parking.

Lower Heyford is a delightful village. Nestling in a valley with the River Cherwell parallel to the Oxford canal the local scenery is wonderful, with farmland surrounding the village. There is a good local school, a lovely old pub, local store at the canal wharf (and two more within a mile), even a micro bakery, and access to all points of the compass is exceptional with the M40 and A34 close by plus the Cherwell Valley railway line Heyford station (Banbury-Oxford-Reading-Paddington line) 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.

Purcell Cottage is, simply, one of our favourite cottages. Its pretty 17th century facade suggests it's a house that will exude warmth and character. But once inside, it's also surprisingly roomy, bright and practical with well-proportioned living spaces – and enough of them that everyone can find their own place - plus electrics and a boiler that have all been upgraded in the last 12 months. Everywhere you turn there are lots of little quirks, nooks, and crannies that raise a smile. And that's just the house. Outside, masses of parking, a pair of car ports, an undeveloped former stable with lapsed planning to convert, AND a plot of just under half an acre backing onto Oxford College-owned pastureland, all adds up to a seriously irresistible place to live. It's a house that just wants you to be happy and relaxed - what more could you ask for? The fact that it also sits in such a lovely, well-connected village is the icing on the cake!

Gentle flagstone steps lead you past a stunning array of roses to both sides and up to the pretty open porch and front door. Once inside, ancient timbers, stripped ledge and brace doors, irregular walls, a pretty window seat to the front and huge fireplace with wood burner to the right, all conspire to immerse you in warmth and history in equal measure. And the box staircase on the right curves up and away, hidden by the fireplace. But aside from the features, it's also a practical room, nicely proportioned and hence easy to use.

Head left and the second reception, used today as a study, exhibits much of the character of the first, including the central spine beam that spans the pair. A smaller fireplace contains another wood burner, and again there is a window seat offering a peaceful view down the lane. Next door, an unassuming door hides a rather splendid set of stone steps leading down into the cellar. The floor appears to be old flag stones, giving a pretty good impression that this is a very old building! By contrast, the electrics on the end wall, updated in 2023, demonstrate that good attention has been paid to the utilities in recent times.



At the rear of the first reception, the hall heads off in different directions. Take a right and a pair of glazed doors lead up a couple of steps into the sunroom at the rear. This is a wonderful place to sit, next to a broad terrace and looking out towards the garden. And connected on the right the last of the receptions is also the largest, a fine mix of workspace and musicians studio, with a high ceiling and big windows encouraging masses of light.

Back through those double glazed doors, the hall takes you into the kitchen. The dimensions are generous by most standards. The larger part contains a traditional range of hand built timber units that offer loads of storage as well as a pair of stainless steel sinks and broad work surfaces. And the breakfast table finds more than ample space to breathe in the centre. At the other end, the dining area is open plan off the kitchen, with yet another fireplace containing a wood burner. And above your head the ceiling is vaulted with an old oak truss, a pretty feature.

From the main living room, those curved stairs head upwards, quickly turning back on themselves to reach the landing where there are three bedrooms. The first on the left retains a lovely fireplace to one side, flanked by a store cupboard with a pretty ledge and brace door. It's an ample double, and offers a view down the lane that is marvellous. You get the same view in the bedroom next door, another good size double, this time with more built-in storage, and a thick beam overhead. The pair are served by a toilet next door, with an unusual porthole window quite a fun feature!

The main bathroom is just next door, fitted with a classically traditional suite that also features a modern thermostatic shower over the bath. We particularly love the art deco style tiles which frame the window, a stylish touch. The largest bedroom on this floor is interesting as well as large and bright, with the vaulted ceiling accentuating the already generous space. And the storage is generous with wardrobes and cupboards aplenty.

The staircase continues up through another oak ledge and brace door, past a pretty window that gives you glimpses of the garden to the rear. At the top, this is the room where the age of the house becomes the most apparent. Gorgeous, original truss joists frame the vaulted space. A high-level dormer window to the right brings in great light. There is so much character in here, but it's practical as well. To the rear a wall below the truss frame hides an ensuite bathroom that's generous and immensely attractive, complete with roll-top bath.

The inside of the house is captivating. But, so is the outside. On the left a long driveway leads up to a broadening area in front of a pair of timber car ports providing very useful cover for vehicles. And to the left a delightful old stone outbuilding provides all sorts of opportunities for development as an outside office, gym, artist studio – as you please. A gate in the fence to the side leads to a delightful stone terrace next to the kitchen stable door. Another shed, this time timber, sits off to one side with ample space for all your garden equipment.



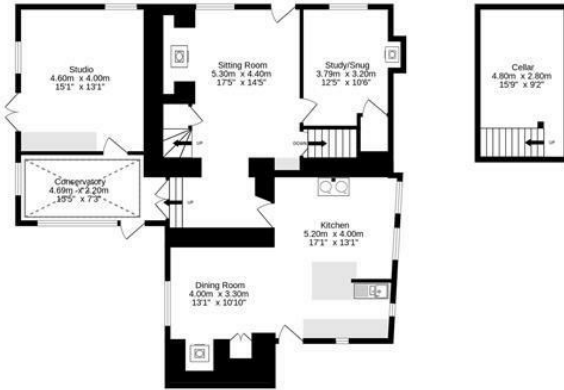


A couple of gentle steps leading to another terrace and this continues round the right, whereafter the stone retaining wall is intersected by curved stone steps, leading to the glorious garden. From the circular bench wrapping a fruit tree, to a wide range of wildflowers, mature hedging, roses, daisies... it's all enchanting. Mature fruit trees include apple, pear and cherry. The broad lawn is equally perfect for relaxing and playing games. Then there's a potential vegetable plot. And overall it's been gently managed to provide a wonderful haven for wildlife. It is all flanked to the left by a hedge beyond which the large pasture is owned by one of the Oxford colleges. The total plot extends to nearly half an acre. We know of few gardens that so beautifully mix landscaped and natural spaces. Peace personified...

Mains water, electricity, gas CH  
Cherwell District Council  
Council tax band E  
£2,658-56 p.a. 2023/24  
Freehold



Ground Floor  
114.1 sq.m. (1228 sq.ft.) approx.



1st Floor  
63.9 sq.m. (688 sq.ft.) approx.



2nd Floor  
35.4 sq.m. (381 sq.ft.) approx.



Outbuildings  
53.9 sq.m. (580 sq.ft.) approx.



Produced by Wideangles.co.uk

**TOTAL FLOOR AREA : 267.4 sq.m. (2878 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.  
Made with Metropix ©2023

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>55</b>	
(39-54) <b>E</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)

**01869 343600**

<https://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.

