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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 are good local schools, a lovely old pub and a local store. Routes to all points of the compass are exceptional with the M40, A34 and A43 close by. With the Cherwell Valley railway line Heyford station is within easy walking distance, and London is easily accessible via Oxford or Banbury. For those looking for a rural existence combined with nearby access to all amenities there are few better villages in North Oxfordshire.

Hillside Barn sits in a wonderful position within Lower Heyford, set way back from the quiet main street and reached via a 40-yard driveway. The house started life as a barn serving the main farmhouse. In more recent times it was converted to a dwelling. Our client has recently made a number of improvements and upgrades resulting in a very high quality, easy to use, light and spacious characterful village home with newly installed central heating throughout. Together with the village location and stunning fields behind the property, this is a great lifestyle proposition.

The main theme of this house is space and light. The main living room is a delight. Dual aspect with full-width double glazing overlooking the garden to one side and a door to the other leading to the rear sun terrace, it benefits from excellent natural light. Overhead, the main A-frame roof truss and wall timbers have been retained as a feature and this gives an even greater feeling of space. The fireplace, a central feature, has a multi-fuel stove fitted and alongside it there is a further space for stacking firewood. The floor is engineered oak and this extends through into the kitchen and dining area, further evidencing the care and attention applied.

The kitchen/diner is another great space, offering a breakfast bar as well as ample room for a large dining room table and chairs, or a sofa and easy chairs. The main units are comprehensive with a wide range of storage types complemented by lengthy Corian worktops with sinks positioned to offer panoramic views across the garden and field. High-end fitted appliances include Neff oven, combination microwave, warming drawers, hob, a Bosch dishwasher, and an Insinkerator boiling water tap. The side-by-side fridge/freezer is plumbed for water and ice. Providing further ease of use is a utility room adjacent to the kitchen. A door leads to the decked sun terrace and rear property access. The ground floor is completed by a family bathroom which is fully fitted with a raised bath in a travertine marble tiled surround.



The bedrooms and study are split onto two levels. One staircase rising from the dining area leads up to a bright and light study area (with diamond-shaped windows looking back over the reception – a lovely touch of extra character). This is a perfect work space as it is separate from the living areas. Next door to it the second bedroom suite is generously proportioned and well specified with a large Velux window making it very light. The recently installed en-suite is modern and attractive, and also features a door to a large airing cupboard.

The second staircase leads off from the hall adjacent to the kitchen, giving the effect of entering a separate wing. The upward staircase leads into an air of tranquillity! The main bedroom is large and feels exceptionally calm. Roof timbers remain exposed as a character feature, and these integrate seamlessly with a comprehensive range of modern built-in wardrobes and cupboards. Up three steps is the recently installed ultra-modern and high quality en-suite with a very wide walk-in shower, toilet, wall mounted vanity unit and sink. Below this room the downward staircase leads to two further bedrooms. As used here, one is currently a great mix of gym and home office, which gives you a good steer as to the generous size of the room. The other is a wonderful, cossetting bedroom with excellent natural light through French windows that lead out to a very private terrace, perfect for a morning coffee or evening glass!

Outside there is much to enthuse about. To the right there is decking the entire length of the space and set it up as a barbecue/sun trap area with a view over the field to the rear. There is also a gate leading to the driveway and the oil tank/refuse area. The main garden is exceptionally well landscaped, featuring a very private lower terrace that is fully paved. The south facing lawn looks over a wood picket fence across a lovely field beyond (owned by an Oxford college and let for grazing). To one side the driveway is gravelled with room inside a five-bar gate for parking in addition to the space in front of it. The garage is currently used as storage and is equipped with both power and light. To the rear the stairs lead up to a useful storage room with a window overlooking the field behind. At the side of the garage a shed provides yet more storage space.



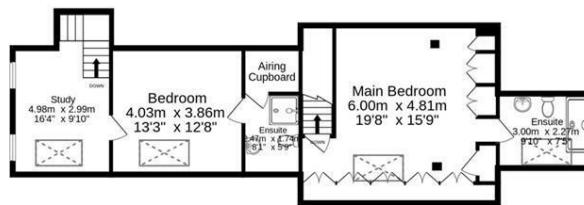




Ground Floor
152.1 sq.m. (1637 sq.ft.) approx.



1st Floor
94.0 sq.m. (1012 sq.ft.) approx.



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TOTAL FLOOR AREA : 246.1 sq.m. (2649 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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- Vaulted 20' x 20' living room
- Bath, shower & 2 en-suites
- Garage with storage room above
- Electric car charging point installed

- Large, high-spec kitchen
- Two private terraces
- Driveway parking
- 4 bedrooms, 2 vaulted
- Garden overlooking fields
- Charming village, local amenities

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		72	
EU Directive 2002/91/EC			

Mains water, drainage, oil-fired c.h.
Cherwell District Council
Council tax band F
C.£3,465 P.a. 2025/6
EPC Rating D
Freehold

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