



Nash Road, Bicester, OX25 5BL

Guide Price £142,000

**Pleasingly spacious throughout, just a short walk from the centre of the village, a wonderfully affordable home in this popular location.**

SHARED OWNERSHIP 40%. A delightfully roomy & bright three bedroom home away from through road traffic, with South-facing garden. Large living room, lovely kitchen, a partially paved pretty garden behind a generous driveway. Presented in pristine condition throughout.

Heyford Park is a vibrant, growing development with - amongst others - a new school, gym, Sainsburys, a new bar/restaurant, and very shortly a wide range of other 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.

Nash Road is a quiet little road in this attractive new development and the finish in this particular house is truly excellent throughout. Bright rooms throughout, good quality fittings, a deep driveway, plus a pretty garden with a shed gives strong reasons to be pleased with such a well-priced three bed. Were it not for a change of area the vendors would not be selling!

The front door opens into a hall that's pleasingly light and large with more than enough room for coats, boots etc. Stairs heading upwards on the right, beneath which is a deep cupboard. On the left the kitchen is generous, with a good range of units round three sides and even a pantry cupboard. There's a washing machine, fridge/ freezer and dishwasher all included, as well as a wide range of storage units topped off by a generous run of worktops. Next door, the cloakroom is wide hence there's ample space alongside the suite for a range of extra storage if needed.

At the end of the hall, the living room is particularly attractive. almost square, the proportions and dimensions make it an exceptionally easy room to use. As arranged here, a large suite of sofas etc can sit to the near end while still leaving plenty of space for a dining table at the rear. The door in the end wall leads out to the garden, and the window offers a pretty view of it.

At the top of the stairs, the landing is a surprise as it's so large it offers space for bookshelves, easy chair, even cat scratchers! All bedrooms are usefully proportioned. The main bedroom is particularly generous, filling the whole width of the house at the rear. And it overlooks the pretty gardens to the rear. The room also features a deep alcove over the stairs which could easily be fitted with significant storage if desired. The two further bedrooms are both good sizes, with even the smallest able to accommodate a double bed if required. And both these rooms overlook the quiet roadway with many shrubs and pretty plants dotted around. Serving all, the bathroom is immaculately presented and fitted with a smart suite that includes a thermostatic control with wand shower.

Outside to the front the house has a path to the front door flanked by neat strips of grass and a hedge. On the right, the dedicated driveway parking will fit two and perhaps three cars in tandem, while there is ample extra parking on-street or in the lay-by opposite. At the rear, a gate leads into a peaceful garden that mixes lawn with terrace, plus a gravelled seating area next to which is a shed. South-facing, it's a quiet and very pleasant space with opportunity for relaxation, entertaining or just a glass of your favourite tippie!

40% Leasehold

Mains water, electricity, gas CH

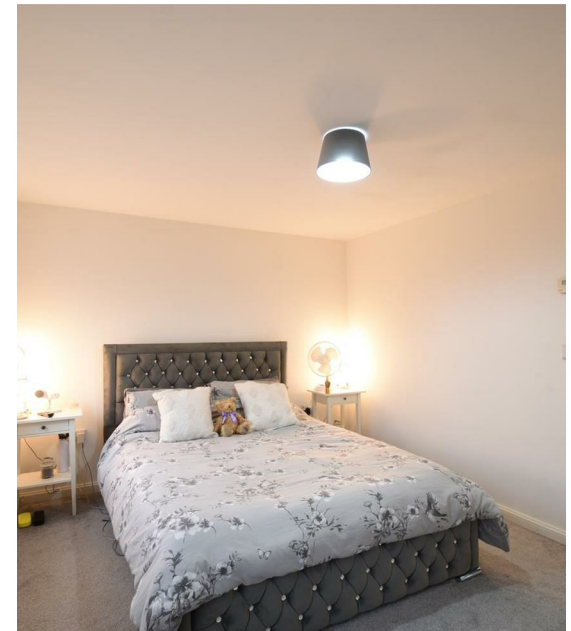
Cherwell District Council

Council Tax Band C

£2,123.79 p.a. 2025/26

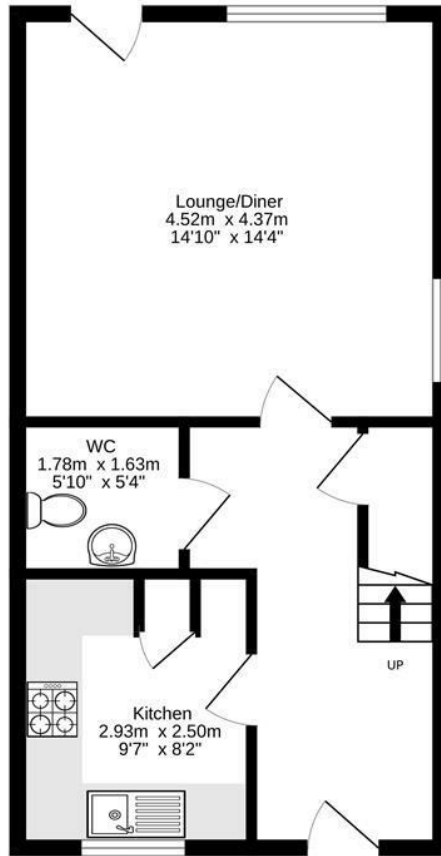
Leasehold - 119 years remaining

- Immaculate, quiet modern house
- Stylish, well-fitted kitchen
- Three bright bedrooms
- Great proportions
- Bathroom with shower over
- Ample parking
- Large living room
- Large cloak room inc storage
- South-facing rear garden

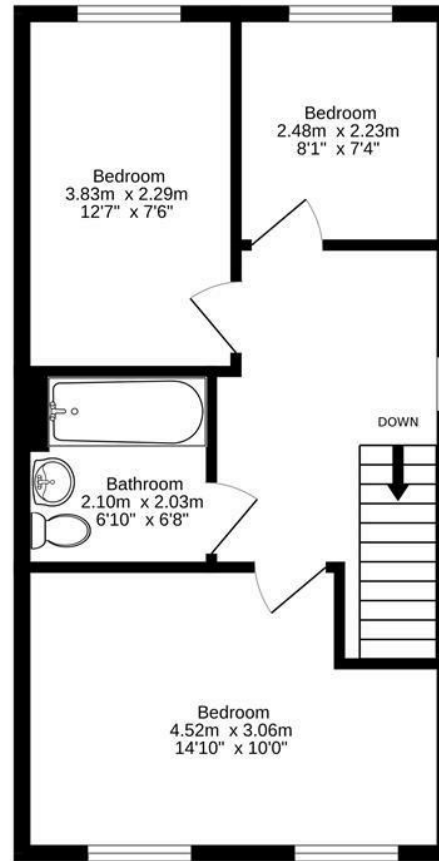




**Ground Floor**  
40.4 sq.m. (434 sq.ft.) approx.



**1st Floor**  
40.4 sq.m. (435 sq.ft.) approx.



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**TOTAL FLOOR AREA : 80.8 sq.m. (869 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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**Material Information QR Code:**



**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</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	

**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.

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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