ESTATE AGENTS
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SPIRE & SHIRE

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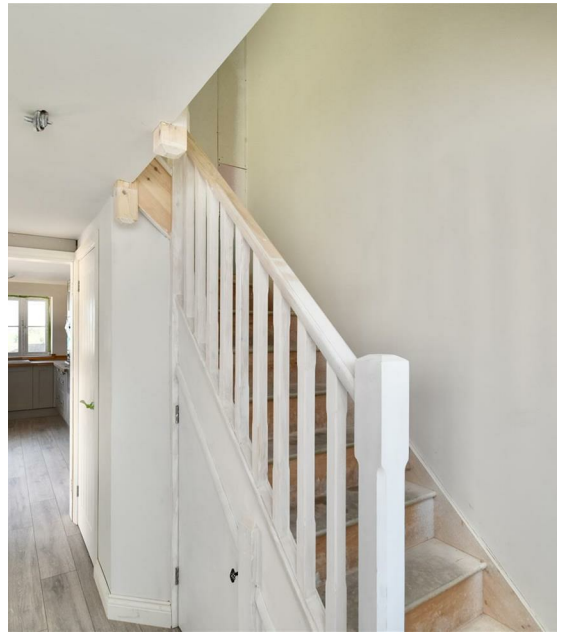
109 Freehold Street, Lower Heyford, OX25 5NT **Guide Price £400,000**

**There are few new houses built in this area that are pretty as well as affordable. Even fewer can claim this level of energy efficiency. Unique!**

Brand new, traditional stone cottage with "A-rated" energy efficiency approaching carbon neutral. Underfloor and air source heating. 2 bedrooms, living and kitchen/breakfast rooms both with bifold doors onto a pretty garden. ***NEARING COMPLETION***

Lower Heyford is a delightful village. Nestling in a valley with the River Cherwell parallel to the Oxford canal, farmland surrounds the village and the local scenery is wonderful. There is a good local school, a lovely old pub, local store, and access to all points of the compass is exceptional with the M40 and A34 close by and the Cherwell Valley railway line Heyford station 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.

Honey stone cottage is an unusual and significant property. A wonderful mix of traditional architecture and the very latest in energy efficiency, the benefits are both low running costs and the least possible carbon footprint. An air source heat pump and underfloor heating are unusual to have in this sort of property, but our client felt that as a responsible local company it was important they did their best environmentally. But alongside that, it's a genuinely lovely home. High spec internals, large windows and a really excellent layout make it a place you'll really want to be.



- "A-rated" efficiency predicted
- Vaulted ceiling over kitchen
- Sun trap terrace
- Pretty stone house
- Living room with bifold doors
- Private, lawned garden
- 2 light bedrooms
- Shower room & cloak room
- Splendid village location

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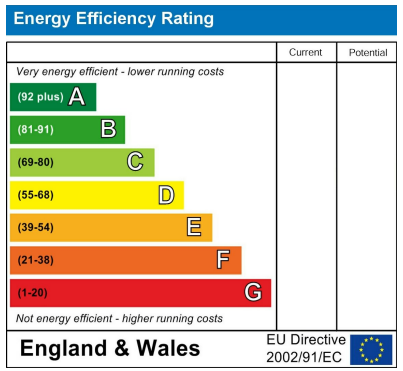
The open porch shelters a door into the hallway, bright and welcoming, with a window lighting both it and the stairs, which rise to the right. Underneath them, the cloak room is immaculately fitted with a modern white suite. And opposite to the left, a pair of doors open into the living room. The window to the front looks out over the sleepy lane. At the rear, bifold doors pull right back, leaving the room open to the terrace behind. Further bifold doors open onto the same terrace from the kitchen's dining space. Stylish and light with traditional units wrapping round three sides, the kitchen is well designed to provide a comprehensive range of storage. As you might expect, it's "fully loaded", with a modern dishwasher, washing machine, fridge etc built in. And if you look up, a really lovely touch is the vaulted ceiling above the kitchen space, which gives the already ample room an even greater feeling of space.

Upstairs, the main bedrooms sits to the front, with a pretty dormer window, offering a good space that's well proportioned. Bedroom two is a little smaller but benefits from the rather attractive views out across the rear garden and beyond, with glimpses of the Heyford valley in the distance. And serving the pair is a smart and well designed shower room.

To the front, the house opens out onto a lane that serves only village traffic. Parking is on-street but unrestricted. At the rear, the terrace occupies the space between the kitchen and the living room, focusing the house around it in a way that feels natural and inviting. And beyond, a lawn is flanked by trees; fencing encloses it with an access to the side of the house for bins etc. It is also worth mentioning that within easy reach of this property there are allotments available for hire for a small nominal annual fee.

Mains water, electric, airsource
Cherwell District Council
Council tax band TBC
Council tax costing TBC




to discuss this property or to arrange a viewing please call, or drop us a line
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