ESTATE AGENTS
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SPIRE & SHIRE

# 16 The Lane, Lower Heyford, OX25 5PA

**Offers Over £550,000**

## Everything about this house sets us a ease. The decor, the flow, the general feeling is excellent. And then there's the view....

With the most wonderful views across paddock land front and rear, a detached four bed house offered in great condition throughout.

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.

Number 16 is "just right". That may seem a strange phrase to use! But then again just look at what is on offer. A nicely proportioned house sitting in a lovely plot that feels even larger than it is, provides masses of parking, a splendid outlook, potential to extend (subject to consents), and sits just a short walk to the pub, cafe and station. Everything about it sets you at ease. And little details such as a wood floor in communal areas, carpets in living spaces and tiles in the kitchen and utility are just so sensible and appropriate. It isn't just about decor either, it's something about the way the house flows and how easy it is to use. We wouldn't change much if it were ours... And as if that wasn't enough, the current owners have leased land locally in the past specifically for equestrian use and we are informed this is likely to continue.

The front door opens into a hall that feels instantly attractive and elegant, with its wood floor and good natural light. To the rear it widens out, enabling each room to contribute further to the lovely feeling of light and space. On the right the cloak room is immaculately presented. Immediately next to it, the first of the two receptions is a gorgeous room, with large glazed doors to the rear flanked by further windows in a very much Art Deco style, giving access to both the terrace and the lovely paddock view beyond. Next door, the larger reception is double aspect to further enjoy that light and that view, and the central focus is an open fire. To the left of the hall the stairs rise away from you and underneath them is a large store cupboard. And the kitchen just next door is a splendid space, with a long run of work surfaces and store cupboards providing a clever and well-designed prep space with more than enough room remaining for a breakfast table and chairs. Next to it there is also a utility room, ideal for muddy dogs and wet coats with its door to the outside.

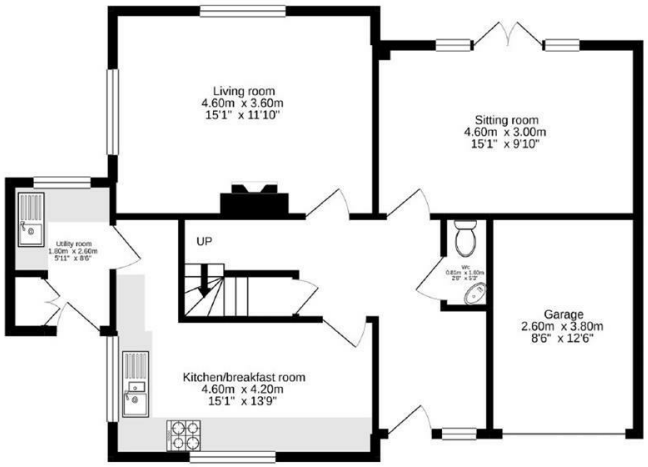
- Wonderful position & view
- Living and dining rooms
- Pretty garden
- Light & roomy
- Lovely kitchen/ breakfast room
- Garage & driveway
- Four good bedrooms
- Bath/shower room & cloak room

Upstairs will impress you just as much. The carpeted stairs give way to a timber landing. Turning right leads into a double bedroom with a pair of wardrobes providing great storage, leaving the perfect space between them for a chest or dressing table and in turn ensuring the bedroom feels spacious even with a large double. At the end of the landing the main bedroom is the real star. A vaulted ceiling and a timber floor give it so much character. But quite aside, the space is vast, currently housing everything from a bed to a sofa, a coffee table to various cabinets with masses of room to spare. Not many houses at this price level can offer anything similar. The same lovely floor continues through to the smallest bedroom, used as a study at present but an ample child's room if desired. And the last of the bedrooms is a further generous double, complete with a bank of wardrobes to one wall that ensure the room is delightfully spacious. Serving all four, the bathroom is such a good size that both bath and separate shower are present. And the vanity unit is wide, providing yet more storage space.

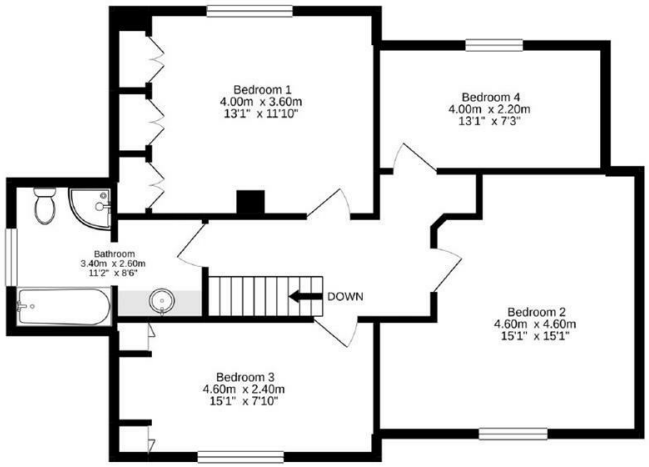
Moving outside, the plot provides all you need. Stone walls enclose the front with a five bar gate between them. The driveway s gravelled and offers ample room for perhaps three cars, in addition to the integral garage (ripe for conversion to further accommodation if needed, subject to consents). Various trees plus a large planting border to the left make the frontage very welcoming, and off to the left there is a shed next to the gate that accesses the rear. Through the gate a path leads down the side to the lawn which covers almost the entire rear garden. A terrace behind the sitting room provides a perfect seating space for enjoying sunshine from midday onwards as it faces West. And with a view across nothing but paddocks and trees beyond, the view could not be much better.

Mains water, gas, electric
Cherwell District Council
Council tax band D
C.£1,974 p.a. 2020/21

**Ground floor**
**71.2 sq.m. (767 sq.ft.) approx.**




**1st floor**
**70.1 sq.m. (754 sq.ft.) approx.**

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**TOTAL FLOOR AREA : 141.3 sq.m. (1521 sq.ft.) approx.**

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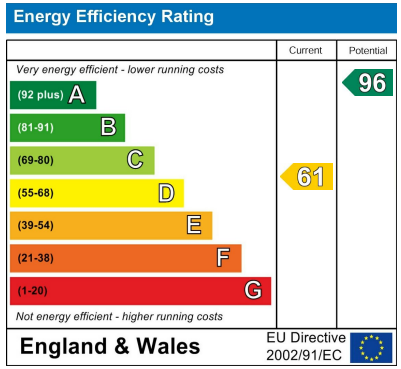


to discuss this property or to arrange a viewing please call, or drop us a line
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