





76 Freehold Street, Lower Heyford, OX25 5NT

Offers Over £400,000

An exceptionally well-rounded cottage providing great space now but with masses of potential for expansion (stpp)

A detached three bed Victorian cottage with a long garden, garage and driveway parking, set in a position with splendid views to both front and rear. Good order throughout but masses of expansion potential (stpp). NO CHAIN

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.

Rock Cottage is one of the archetypal stone cottages buyers most crave in this area. The facade is traditional and elegant, with local stone under a slate roof. It's a well proportioned and surprisingly light house, suffering few of the disadvantages often associated with cottages, hence it essentially offers all the practicalities of a modern property and the character of an older cottage. What is more, it would appear to lend itself well to extension to take greater advantage of the lovely location and plot.

The entrance on the left of the house leads into an inner porch, and in turn into the kitchen. A range of units runs the whole width of the rear, creating a good separation from work space and the dining area open plan to it, next to which the stairs rise. Beyond, the living room is a lovely space, well proportioned as it is just off square, and with a wood burning stove plus a glorious view over the village playing fields opposite it's a wonderful room. Walking back through the kitchen takes you to a rear lobby with a door that heads to the garden and terrace at the back of the house. Next to it, there is also a small study area to the side, then both a cloak room and also a utility fitted with plumbing and shelves as well as the oil boiler. The integral garage is a generous space, and there is scope for adding it to the accommodation. If you would like more information about how to do this, plus costs, please ask.

- Pretty, light and roomy
- Square living room with fireplace
- Lengthy garden
- Character including fireplace
- Kitchen open to dining room
- Garage and driveway
- Three good bedrooms
- Modern bathroom, cloak room



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Upstairs is equally pleasant. The landing leads down to all three bedrooms. The smallest provides ample room for a double bed in addition to a chest or wardrobe, and the window looks directly down the garden to the lovely fields behind. The modern bathroom is neutral with a white suite, and above the bath is a power shower. Two larger bedrooms both feature double wardrobes hence they are very practical, and the pretty windows set partly into the eaves at the front both provide you with a view to the front that is wonderful, across the playing fields and into the trees beyond.

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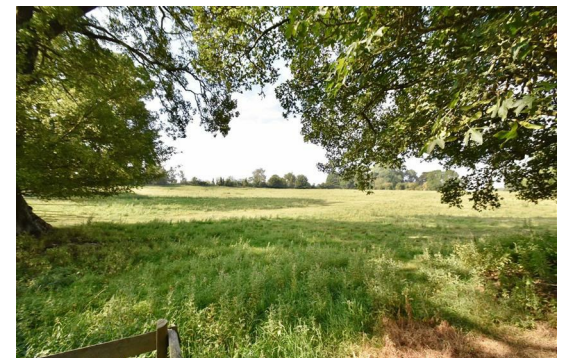
Outside, to the front the house sits pleasantly back from the lane behind its own small planted border. On the right the garage is integral to the house, and to the right the driveway is generous, providing valuable off road parking behind which is a gate to the rear garden. At the rear of the house a wide terrace and covered veranda provide great, relaxed seating space looking out across the garden. Due to the hillside location, several steps lead up between borders to a lawn stretching some way back towards trees and the open land to the rear. A very good size, it's also peaceful and light, and as it is also a good width there is masses of potential for quite a wide range of extensions/ changes subject to planning approval.

Mains water, drainage, gas c.h.

Cherwell District Council

Council tax band D

C.£1,974 p.a. 2020/21

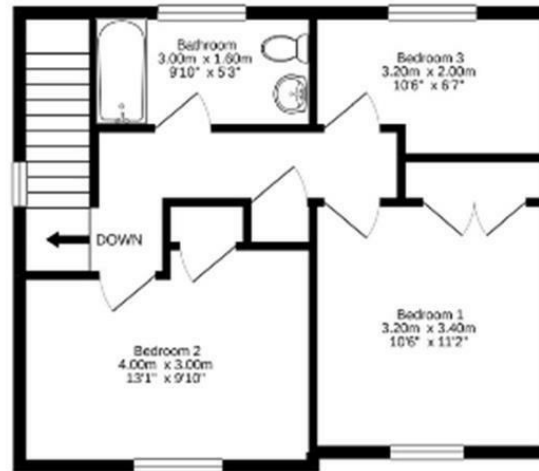




Ground floor
62.7 sq.m. (674 sq.ft.) approx.



1st floor
43.8 sq.m. (471 sq.ft.) approx.



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TOTAL FLOOR AREA : 106.4 sq.m. (1146 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 Metagix 10/2020



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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

01869 343600

www.cridlands.co.uk

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