





A chance to secure a very pleasant cottage that's both affordable and good quality

A well maintained three bedroom Cotswold stone cottage set on a quiet side road in a delightful village, with the rare assets of both garage and parking. ***Available as a ready-made investment with long-term tenant, or purchase with vacant possession***

Upper Heyford village is a quiet and secluded village away from the beaten track but within easy reach of amenities and road/ rail links. The community is vibrant and varied with a well-used village hall and green plus a good local pub; many villagers also enjoy a walk of around a mile down the Oxford Canal to Lower Heyford where a shop and cafe can be found at the canal wharf as well as a further good pub. Rail access is excellent with Lower Heyford having a station feeding to Oxford and London Paddington, Bicester North is 7 miles East with fast and frequent trains into London Marylebone. Road links are also excellent with both the M40 and A34 a short drive away. The nearby modern housing development at Heyford Park also provides the many positives of a new school, Sainsburys, dentists and other amenities that will only increase as the development matures.

2 Kathleen Cottages is a rather charming modern stone cottage, one of just a handful of the type. It has been modernised and opened up by the owners over the last couple of years hence it's bright, positive and really very inviting. The lane on which it is sat is very quiet, leading only down to the canal, hence it can confidently be described as tucked away off the beaten track. In an area littered with expensive properties, this is by comparison a very affordable as well as pleasant entry point to the village. Note, the house is currently let to an excellent, long-term tenant who would love to stay if this was bought as an investment. But similarly if you would prefer to purchase for your own use, vacant possession can be offered instead.

- Good light and space
- Large main bedroom
- Parking and garage
- Double aspect living room
- Two further bedrooms
- Pretty, walled garden
- Refitted modern kitchen
- Refitted bathroom



The front door leads into a light and spacious hallway with stairs curving off to the right and ample storage beneath. On the left the living room is surprisingly generous in size, and it is double aspect with doors opening to the garden at the rear. The central focus here is an attractive wood burning stove, and underfoot is a lovely wooden floor. Rear right the kitchen has been entirely refitted, and with the wall between it and the living space having been removed this really increases the useable space. Stylish, high quality and modern it's also quite traditional with a wooden work top as well as a wonderful Belfast sink. All the "white goods" are integrated too, so dishwasher, washing machine, fridge and cooker (incl induction hob) are all part and parcel.

Upstairs there is wooden flooring throughout all bar the bathroom. The master bedroom is a surprisingly good size, and very light by virtue of two windows looking back over the garden and out across the wider village view. The room also features a double wardrobe while still providing plenty of space for other furnishings. Bedrooms two and three are both roomy, the third a decent single with a deep space over the stairs below that can operate as a generous wardrobe. Serving the three is a very well fitted bathroom with a modern suite (including thermostatic shower), vinyl floor and fully tiled walls. There is also an airing cupboard off to one side.

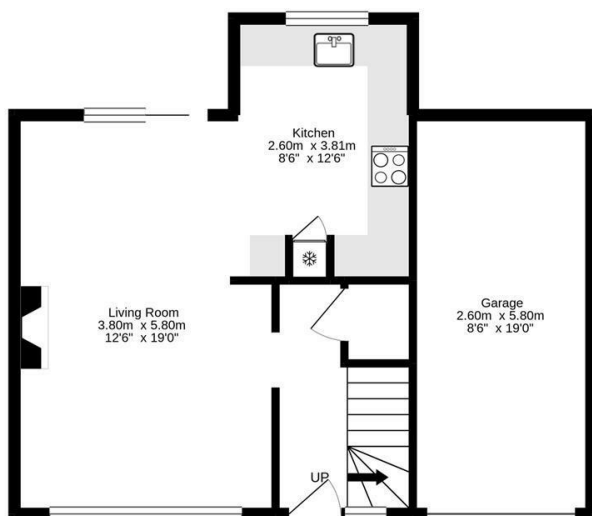
Outside, the space is well planned. To the front the block paving provides valuable parking for two cars in front of the house and garage (which features power and light). The arch between the two cottages provides an easy access direct to the rear garden, which is gated hence safe and secure for pets or young children. At the rear the garden is enclosed by a pretty stone wall. It is mainly laid to lawn with a stepping stone path and borders containing many lovely flowering plants. At the bottom a shed sits on a stone plinth and next to it is the oil tank. Immediately adjacent to the rear of the house there is also a terrace.

Mains water, oil c.h.
Cherwell District Council
Council tax band C
£1,778 P.a. 2021/22

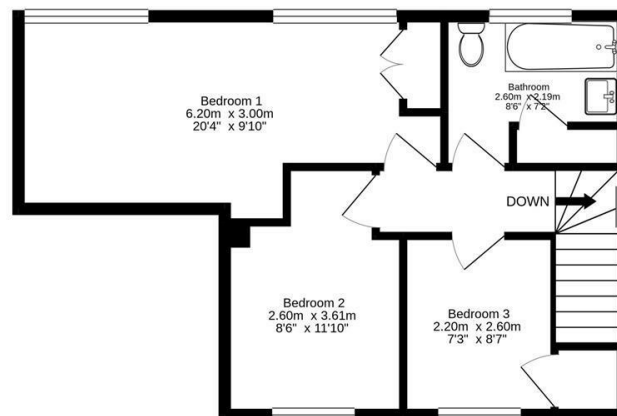




Ground Floor
51.9 sq.m. (558 sq.ft.) approx.



1st Floor
41.9 sq.m. (451 sq.ft.) approx.



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TOTAL FLOOR AREA : 93.8 sq.m. (1010 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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