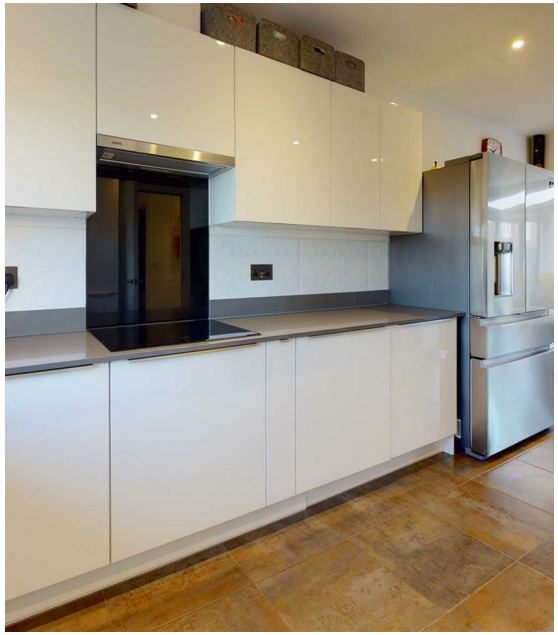
ESTATE AGENTS
Cridland
& Co.
SPIRE & SHIRE

37 Williams Road, Upper Heyford, OX25 5AX

Offers Over £475,000

The ideal place to bring up children, a house with everything to make you smile as well as fantastic practicality - all designed and brought to life by our clients.



An immensely clever, extended (c.1,700 sq ft) family house overlooking fields and nestling in a small cul-de-sac. Five characterful bedrooms & a huge kitchen, glazed roof panels with electric blinds, bifold doors, even Kef cinema sound in the sitting room... And NO CHAIN - be in by March 31st...

Heyford Park is a vibrant, growing development with a new school, gym, Sainsburys, and very shortly a wide range of 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. This cul-de-sac at the end of Williams Road is one of the few that will always look over open space - whether than be the fields today or possibly sports pitches as is currently under discussion. Hence while you get to enjoy the convenience of everything Heyford Park is growing into today, you will always enjoy the delights of a countryside setting.

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As to the house, it started life as a pleasant but conventional four bed. At the time of purchase our clients were ideally looking for more space than it offered, but couldn't find anything with the extra space that also had the location - so they simply built what they wanted it to be! The result is just wonderful. Who could fail but to be impressed by the huge extended kitchen with bi-fold doors and a glazed roof? Or the glazed roof panels above the two top floor bedrooms and the landing, with electric blackout blinds built in? Or perhaps the climbing wall and cargo net - complete with jump-off point - in one of the bedrooms? And once the children are in bed, the parents can luxuriate in a sitting room with professionally-fitted Kef surround sound for a cinema experience without leaving the house! This house does so many things that no other can offer, and in that respect it is a uniquely attractive place to live. The next owner will be smiling from the moment they take the keys!

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From walking through the main door this is a uniquely different and rewarding experience. The entrance hall is wide enough that it currently hosts a chair plus shelves. The cloak room off to the rear is immaculate and modern, and on the left a large cupboard provides perfect storage for coats, boots etc. Then to the right the sitting room instantly impresses with the sheer volume of natural light from a window at the front and the almost full width glazing of the bi-fold doors at the rear, accessing the terrace. A discreet panel midway down the room extends from the ceiling down the left wall, with a light bar running round the edge, containing all the wiring and connections for the cinema sound. Above your head, around the inbuilt TV screen (which can remain) and behind you are Kef professional speakers - a 7.1 system. It's a clever solution to providing the full cinema experience without cluttering the room, and something we rarely see to this quality. But the star of downstairs is the kitchen. At approaching thirty feet long with a generous range of cupboards almost dwarfed by the large, bright living space, this is a room you just do not find in this sort of property. Currently there is a large cupboard unit to one side that houses pretty much all the day to items associated with day to day living, including toys, keys etc etc. And beyond it the unusual rhomboidal design of the extension provides a large enough space to host a generous size of dining table with room to spare for a sofa facing a further TV on the side wall next to another set of bi-fold doors looking to the terrace. Between these and the glazed roof panel above your head, it's a bright space in any weather, making it a positive and warm space

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Take the stairs to the first floor and you pass another window flooding light in all directions. At the top, the landing is broad, with three bedrooms here and a further stair to the top floor. Two are excellent doubles that are well proportioned, the third a generous room for a child or, as is currently the case, a great working from home space. The largest is a lovely, characterful principle double which is now fitted with a comprehensive range of wardrobes, and to the side the en-suite is a high quality shower room with a large walk-in pan. Next door, the family bathroom includes a retractable hose set into the side of the bath, and to the sides are light tiles with a textured finish. Moving to the top floor, you are struck by the genius of adding glass ceiling panels as they make the whole floor so very light and attractive. On the right, the first of the two double bedrooms is fitted with an elevated bed including steps up, and this frees up floor space below for chairs, a desk or whatever you wish. Built in cupboards to either side provide all the hanging and storage space you could possibly need, and the large Velux window in the roof slant offers a fantastic view across the fields. It's a similar story across the landing where another bedroom includes the same ceiling and roof glazing, but a wonderful touch is the climbing wall additions to two sides and a cargo jump net above - who does NOT want to be eight again seeing that??!! Serving the pair a further bathroom has been fitted, with a high quality suite including a vanity.

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Outside, to the front a lawned area flanking the path to the door is closed off in part by a box hedge, and to the side the gravel drive in front of the garage can host three cars. The garage itself is about 50% longer than usual, hence there's masses of room for children's bike, chest freezer, storage units etc even with a car in place. Next to it in the garden a shed has been built complete with power and light, further adding to the storage space provided. And in the rear garden, a curved terrace adjoins a peaceful garden space currently fitted with artificial grass for enthusiastic sports-mad children to enjoy in any weather without tramping mid into the house. It's securely fenced in and a particularly clever touch is the overhanging edge of the roof outside the kitchen doors, allowing you to keep the doors open whether its raining or fiercely hot, a shelter from either.

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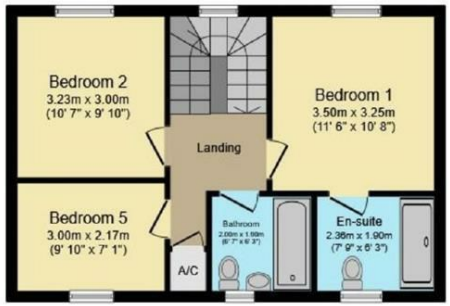
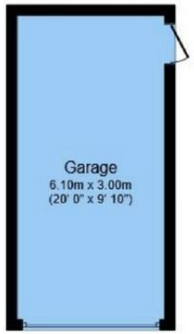
In summary, we love this house! What it offers for a family is fun and practicality rarely available anywhere. The next owners will be very lucky.

- Lovely, extended, stylish house
- Huge kitchen/day room/ diner
- Pretty rear garden
- 5 well proportioned bedrooms
- 2 bathrooms & cloak room
- Garage & driveway parking.
- En-suite to main bedroom
- Large living room & bi-fold doors

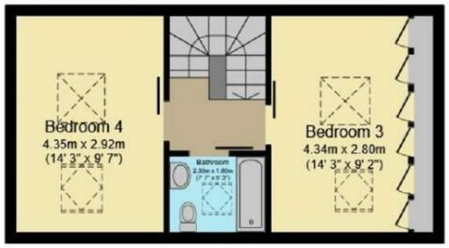


First Floor



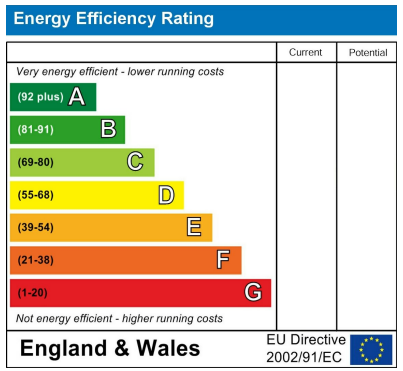
Garage

Ground Floor



Second Floor

Total floor area 157.0 sq. m. (1,690 sq. ft.) approx



to discuss this property or to arrange a viewing please call, or drop us a line
interested@cridlands.co.uk
01869 343600

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