





Freehold Street, Lower Heyford, OX25 5NP

Guide Price £895,000

Modern build with character style, large and mature plot, great views, wonderful local community and a quiet village with quick access to road and rail.

An interesting one-off 5 bedroom stone house of significant size, set in a generous plot with a 700 sq ft stone outbuilding perfect for use as a home office. South facing garden overlooking fields. Great condition, excellent proportions, situated within a lovely village including a pub & station.

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.

Oakmead Granary is an interesting and attractive individual build at the centre of the village and just a few minutes' walk from the canal. Our vendor is only the second owner, the first having bought the plot of land and commissioned the house to their own high specification, and has continued to improve and upgrade it where they left off. The house is large and incredibly sturdy with solid stone walls, and it's sat in a generous plot of over ¼ acre overlooking fields owned by an Oxford University college. Aspects such as the rather grand galleried landing, clever use of glazed doors to maximise light, a large sun room, and the stone-built outbuilding - itself around 700 sq feet - all make this house a unique experience. And with kitchen, utility and bathrooms all recently replaced it is in very good condition.

The front door enters a hall to the right of which the study is a good space with great light from windows on three sides. There is also a shower room adjacent. Walking into the main hall is an experience. Above you the galleried landing is wide and set back with the stair rising to the left, giving a sense of grandeur. This landing ensures the hall beneath is large, currently fitted with book cases. On the right the kitchen is stylishly refitted with a lovely and comprehensive suite that wraps around three sides and contains a range cooker as well as a dishwasher. In the centre a large island also provides a breakfast bar, perfectly situated to enjoy the view across the garden. The utility room has also been refitted in the same style, providing further storage as well as plumbing for a washing machine etc, and from here a door leads out to the side gate and the garage. Straight ahead from the hall, a pair of glazed doors head into the dining room, which is a good size and looks out through further glazed double doors across the terrace and garden. Yet more glazed doors lead left to the sitting room. This is a fantastic room, triple aspect with a fireplace to the side, and a really generous space. Completing the downstairs, at the rear further double doors lead into the conservatory/ sun room which at 22 ft long is unusually large.

- Interesting, comfortable, large
- Substantial living room
- Lovely garden, large outbuilding
- Five light bedrooms
- Three further receptions
- Double garage & driveway
- En-suite, bathroom & cloak
- Kitchen & utility room



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Upstairs, five bedrooms are all light and airy. The master is fully fitted with overhead cupboards above the bed and a range of wardrobes alongside. Next door, the en-suite has been beautifully refitted with real style, including both a bath and a large walk-in shower. The master plus two further bedrooms are all large and light with views across the garden and field behind, and a further bedroom alongside is a generous single. Lastly but perhaps most interesting of all, there is a bedroom built into the roof eaves with timber purlins exposed, currently used as a further tv/ quiet room away from everything else. Serving all is a good sized bathroom that has also been refitted with an elegant suite that includes a bath. NB the loft is accessed by a loft ladder via a hatch just outside the master bedroom, it is part-boarded and well insulated.

Outside space is impressive. At the front of the house, generous off street parking is provided on a gravel driveway which is flanked by stone-walled borders containing an array of plants including a number of fruit trees. To the right the double garage has an electric roller door and above your head the ceiling rises right into the steep pitch without cross members - ideal for classic cars needing ramps or lifts, perhaps alternatively significant storage or even extra accommodation might be added above if required. Around the right side of the garage a path leads to a gate securing the rear garden. Once through this there's a paved side area adjacent to the utility room and this continues through to the terrace and up the side of the South facing garden. The rear is delightfully landscaped to take advantage of the topography. The terrace is paved and runs the full width of the rear of the house. Steps run up between large runs of earth beds each terraced below the other with large timber sleepers dividing them. Behind these the lawn area is flat and wide with a stone wall to the rear, further trees to the rear and sides, plus the view over the rear is peaceful and very beautiful. Note the lawn is actually Astroturf at present for ease of maintenance! This could easily be removed if desired. In addition to the landscaping the stone outbuilding to the rear is impressive, with full height glazing to the garden side and a single pitch roof tall enough that there is a work shop within the building - above which is storage reached via an industrial metal staircase on retractable wheels.

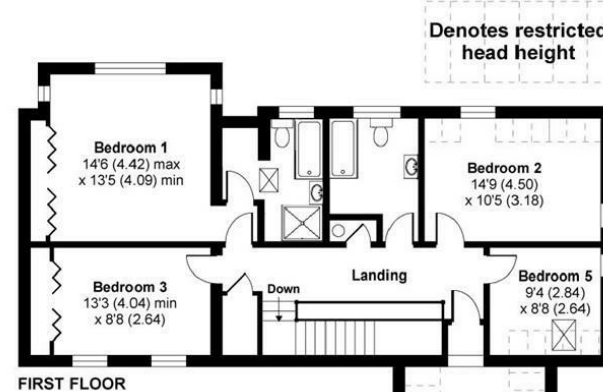
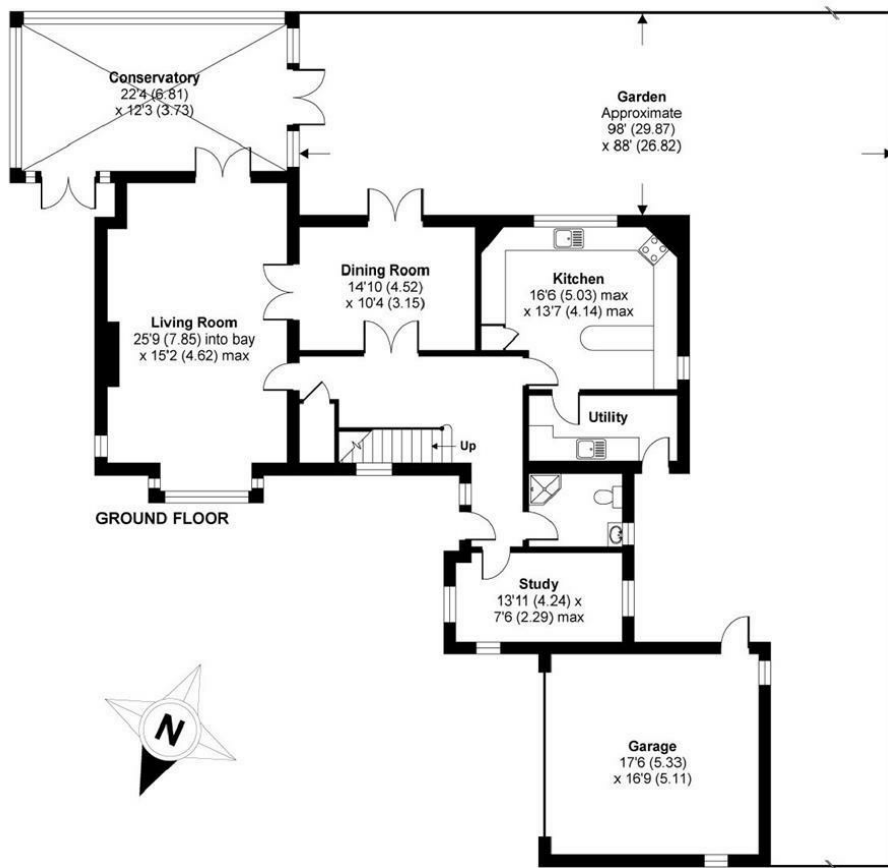
Mains water, electricity, gas central heating
Cherwell District Council
Council tax band G
£3,290 p.a. 2020/21



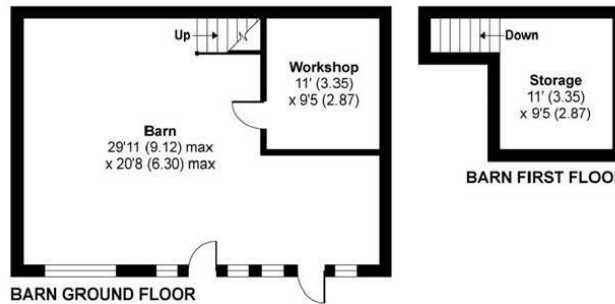


Oakmead Granary, Freehold Street, Lower Heyford, Bicester, OX25

APPROX. GROSS INTERNAL FLOOR AREA 2848 SQ FT 264.5 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT, BARN & INCLUDES GARAGE)



FIRST FLOOR



BARN GROUND FLOOR

BARN FIRST FLOOR

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	72
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

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