





2 James Close, Upper Heyford, OX25 5BF

Guide Price £475,000

**A bright and inviting home with great living space, in a development that's fast maturing into a lovely place to bring up a family. Be quick!**

\*\*\*PRICE REDUCED FOR QUICK SALE, CHAIN OF ONE ABOVE\*\*\* Delightful four bed in a lovely corner plot, with detached garage in a quiet close just a few minutes walk to all the amenities incl school. Well proportioned with a good flow, the house is bright and roomy throughout.

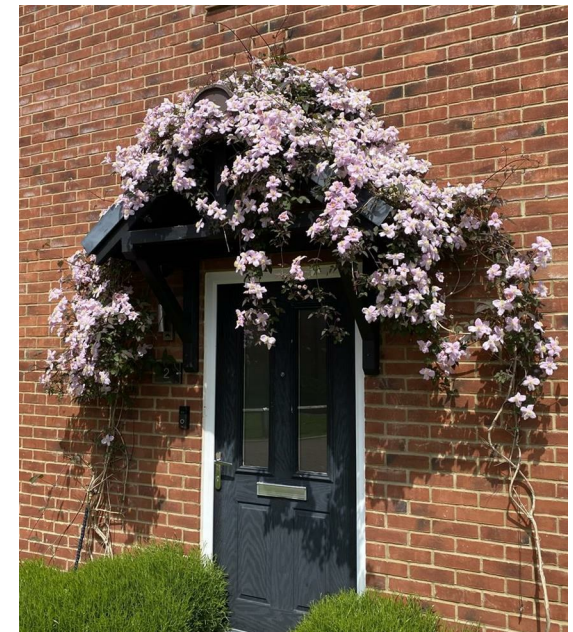
Heyford Park is a vibrant, growing development with - amongst others - a new school, gym, Sainsburys, a new bar/restaurant, and very shortly a wide range of other new amenities. Surrounded by glorious farmland, it has all the advantages of a rural village combined with the accessibility of a town. Rail 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.

Number 2 has been designed to a very traditional style, and it's all the better for it. The double-fronted facade with its open porch feels familiar and reassuring. It's set back behind a good size frontage in a broad corner plot. Once inside, the layout is just as appealing, as is its immaculate condition, with a great flow that encourages family dining in the long kitchen and places the study/snug neatly separate from the rest of the living spaces. Upstairs is more of the same, with the two main bedrooms prioritised for parents and guests while the two smaller are ample children's rooms. Outside, the garden is pleasant with a wide terrace that sits between the living room and kitchen. And a garage is joined by a lengthy driveway. It all adds up to a very effective and happy family home.

The part-glazed front door opens into a bright and immaculate hallway, with a tiled floor that continues through much of the downstairs. To the left is a handy cupboard, offering plenty of storage. And ahead, the cloak room is stylishly finished, part tiled with a white suite that includes a neat vanity unit to the left-hand side. Turn right and you enter a really pleasant living room space. Your eyes are immediately drawn to the rear, as pretty much the whole back wall is glazed with bifold doors that open onto the decked terrace, a clever trick. It's a long room, and it's very bright, as those glazed rear doors are joined by a large front window in bringing in masses of natural light.

Across the hall, the study/home office is placed sensibly, well away from all the other accommodation, keeping it quiet for concentration. It's a good enough size for a desk, shelves, filing cabinet etc. And the view through the front window across your own front garden and the green is very relaxed. At the rear of the hall, the stairs rise away from you. To their left, the kitchen is a wonderful space. Two large windows down the left-hand side plus a further set of folding glazed doors opening onto that same decked terrace make it feel even larger than it really is. And that space really is very sizeable as the comprehensive suite of modern wall and base units, equipped with everything including fridge and freezer, double oven, dishwasher etc, only occupy half the room, with the far end dining area more than ample to house a large table and eight chairs. It's the perfect family kitchen.

- Quiet close location
- En-suite, bathroom & cloak
- Separate study/office
- Classic double-fronted design
- Ample kitchen/breakfast
- Private rear garden
- Four bedrooms
- Long living room
- Generous driveway & garage



2 James Close, Upper Heyford, OX25 5BF

Guide Price £475,000

Heading upstairs, another window halfway up lights both the hall and landing. At the top the over stairs cupboard contains the immersion tank. And note there is a loft with a hatch accessed from here. Take a right and keep heading round, and you'll reach the first of two very ample doubles. Windows to both sides make this very light. There's masses of space for the largest double bed as well as a generous size dresser or chest. And, if desired, a suite of wardrobes could easily be fitted.

Opposite, a pair of smaller bedrooms are both very well proportioned. The larger is a useful double if desired and the smaller a generous single. Serving both is a family bathroom mostly tiled with a travertine-style finish that's warm and light. And note the bath includes a retractable shower in the corner for neatness. The star of the upstairs is the main suite. A good size wardrobe fills all of one wall, from floor to ceiling, providing excellent storage. An ensuite has also been fitted, to a very good spec that includes a large walk-in shower, above which is a vast soaker head.

Heading outside, to the front a small area of lawn separates the house from the close, with the long driveway on the right leading up to the garage. On the left the frontage tapers, with a path to the front door edged with some pretty box hedging. This frontage continues round the left-hand side of the house, culminating with various visitor parking spaces on the left-hand boundary. From the long driveway (complete with vehicle electrical hook up already in place), a gate leads into the rear garden. The decked terrace runs the whole width of the rear of the house. It's the perfect venue for eating and relaxing throughout the high days of summer, made even more usable by the fact that both living room and kitchen have glaze doors opening onto it, a very good design. The rest of the garden is mainly lawn, securely enclosed by both brick and fence boundaries. And with very little able to overlook you from any quarter, it feels pleasingly private.

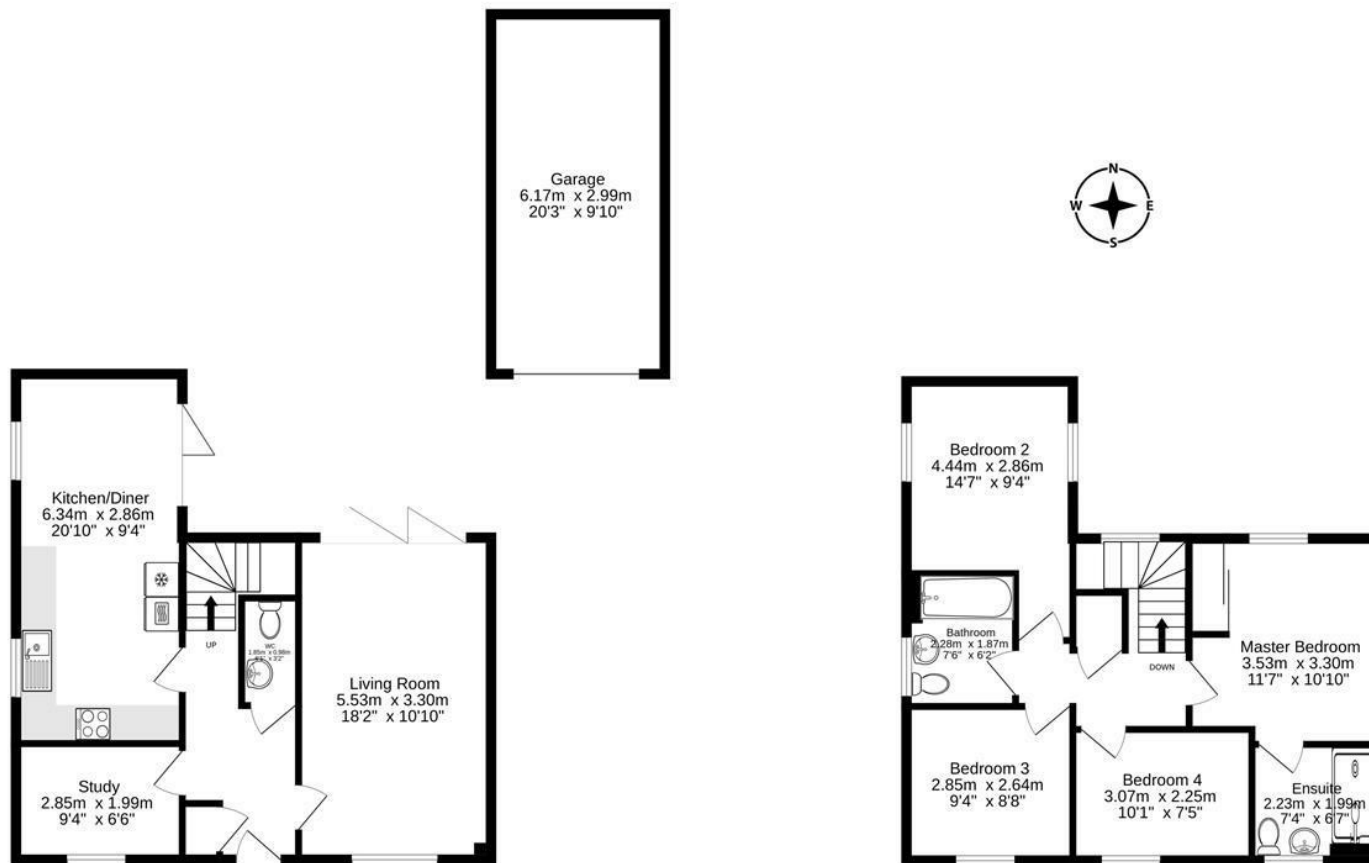
Mains water, electricity, gas CH  
Cherwell District Council  
Council tax band E  
£2,547 p.a. 2022./23  
Freehold





Ground Floor  
71.5 sq.m. (769 sq.ft.) approx.

1st Floor  
52.4 sq.m. (564 sq.ft.) approx.



Produced by wideangles.co.uk

TOTAL FLOOR AREA : 123.9 sq.m. (1334 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 Metropix ©2023

#### Important Notice

These particulars are offered on the understanding that all negotiations are conducted through this company. Neither these particulars, nor oral representations, form part of any offer or contract and their accuracy cannot be guaranteed. Any floor plan provided is for representation purposes only, as defined by the RICS Code of Measuring Practice and whilst every attempt has been made to ensure their accuracy the measurements of windows, doors and rooms are approximate and should be used as such by prospective purchasers. Any services, systems and appliances mentioned have not been tested by us and we cannot verify that they are in working order.

#### Energy Efficiency Rating

|                                             | Current                 | Potential |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | 94        |
| (81-91) <b>B</b>                            | 84                      |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 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](mailto:interested@cridlands.co.uk)

01869 343600

<https://www.cridlands.co.uk>