



Upper Heyford,
Bicester, Oxfordshire

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An attractive period stone residence which has been improved and extended to provide an excellent family home.

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 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. Heyford Park Free School is a small and inclusive all-through Free School that takes students from the age of 4 through to 19.

Close by, the former USAF Base is undergoing extensive redevelopment and offers a wide range of amenities to include a Sainsbury's Local, a Pharmacy, and the new Heyford Hotel, all within a 2 minute drive or a 20 minute walk.

Ideally situated within 6 miles of Bicester town centre with its wide range of shops, restaurants and express Train Service to London (46 minutes). Junction 10 of the M40 is roughly c. 3.5 miles and provides motorway links to London and Birmingham.





The Property Briefly Comprises of:

- Entrance Hall
- Dining Hall
- Family Room
- Sitting Room with Inglenook Fireplace
- Kitchen/Breakfast Room
- Utility/Rear Porch
- Cloakroom
- Master Bedroom with Dressing Room and En-Suite Shower Room
- Three Further Bedrooms
- Family Bathroom
- Study Area/Playroom
- Enclosed and Private Rear Garden
- Driveway
- Garage
- Oil Central Heating
- Double Glazed Windows

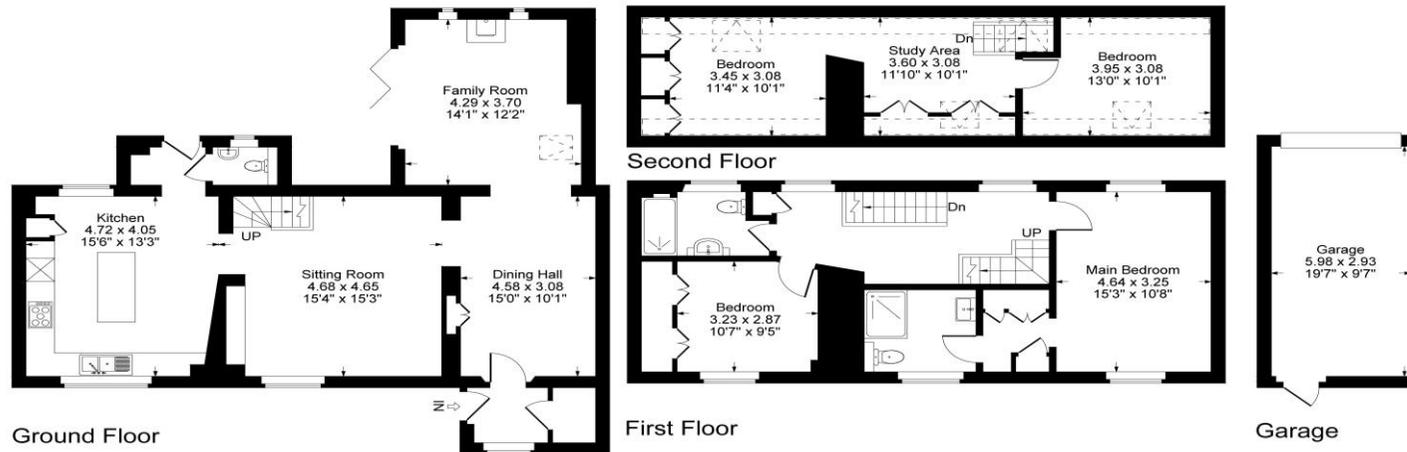


Guide Price: £825,000



Approximate Gross Internal Area
 Ground Floor = 88.60 sq m / 954 sq ft
 First Floor = 55.97 sq m / 602 sq ft
 Second Floor = 36.83 sq m / 397 sq ft
 Garage = 17.52 sq m / 189 sq ft
 Total Area = 198.92 sq m / 2142 sq ft

Illustration for identification purposes only,
 measurements are approximate, not to scale.



Local Authority:
 Cherwell District Council

Council Tax Band: E

(Subject to change after completion)

Tenure

Freehold

Distances

Bicester c. 6.5 miles
 Deddington c. 9.5 miles
 Banbury c. 16 miles
 Oxford c. 20 miles
 London via Bicester North or Banbury,
 c. 1 hour

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