



Orchard Lane, Upper Heyford, OX25 5LD

Guide Price £425,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

A beautiful natural stone, modern cottage with generous private gardens, situated in a pretty and highly desirable village. This most attractive cottage provides well designed modern accommodation including; good entrance hall with cloakroom off, a dual aspect living room with fireplace having wood burner, a separate dining room and a smart kitchen with utility room. The landing gives access to three good bedrooms as well as having storage off. The master bedroom is ensuite and enjoys an attractive outlook to the front. The property has good outside space, both front and rear, together with ample parking. The rear garden is most attractively set out with a large patio and then principally laid to lawn with trees, shrubs and borders.

### MATERIAL INFORMATION

A terrace house of traditional construction with stone elevations under a pitched and tiled roof. The house was built in the year 2000. The property is connected to mains; electricity, gas, water and drainage. Heating is via gas fired central heating.

Broadband - according to Ofcom - standard and superfast broadband are available. Ultrafast is not.

Mobile phone coverage - according to Ofcom - all listed providers have full coverage with the exception of 3 where there is no indoor coverage.

Local Authority - Cherwell District Council - C. EPC - C





## Key Features

- Beautiful natural stone modern cottage
- Generous private gardens
- Situated in highly desirable pretty village
- Large dual aspect living room with wood burner
- Separate dining room
- Three well proportioned bedrooms
- Ample parking
- Convenient to Heyford Park with numerous amenities
- No onward chain
- See our website for up-to-date material information.

## The Location

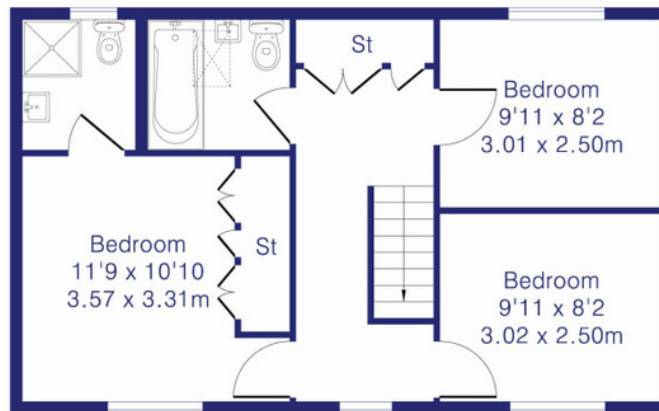
Enjoying a central position within Upper Heyford Village itself, where there is a public house, village hall and access to delightful walks particularly over the Cherwell Valley. Nearby Heyford Park offers; comprehensive facilities including; schools for all ages, shops, a hotel and public house. Railway services are available from both nearby Lower Heyford and more comprehensively from Bicester where there are regular trains to London, Birmingham and Oxford. Junction 10 of the M40 is easily accessible.



Approximate Gross Internal Area 926 sq ft – 86 sq m  
Ground Floor Area 463 sq ft – 43 sq m  
First Floor Area 463 sq ft – 43 sq m



Ground Floor



First Floor

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