



Freehold Street, Lower Heyford, OX25 5NT

Guide Price £875,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

A beautiful detached natural stone period house, with delightful south facing gardens, set in an idyllic situation. This handsome Grade II listed natural stone village property, offers generous accommodation with tremendous character including; exposed beams and ceiling timbers, a massive fireplace and shuttered windows. With accommodation in the excess of 2,000 sq ft, they are generous apportioned rooms and unusually good ceiling heights to the older part of the property. In addition to the two well proportioned reception rooms, there is a generous kitchen, large utility room and a ground floor cloakroom. The first floor houses four proper bedrooms, including a generous master with a large ensuite. The traditional attic could be suitable for any number of uses. Ample driveway parking, large garage with store over, beautiful private, south facing gardens.

### MATERIAL INFORMATION

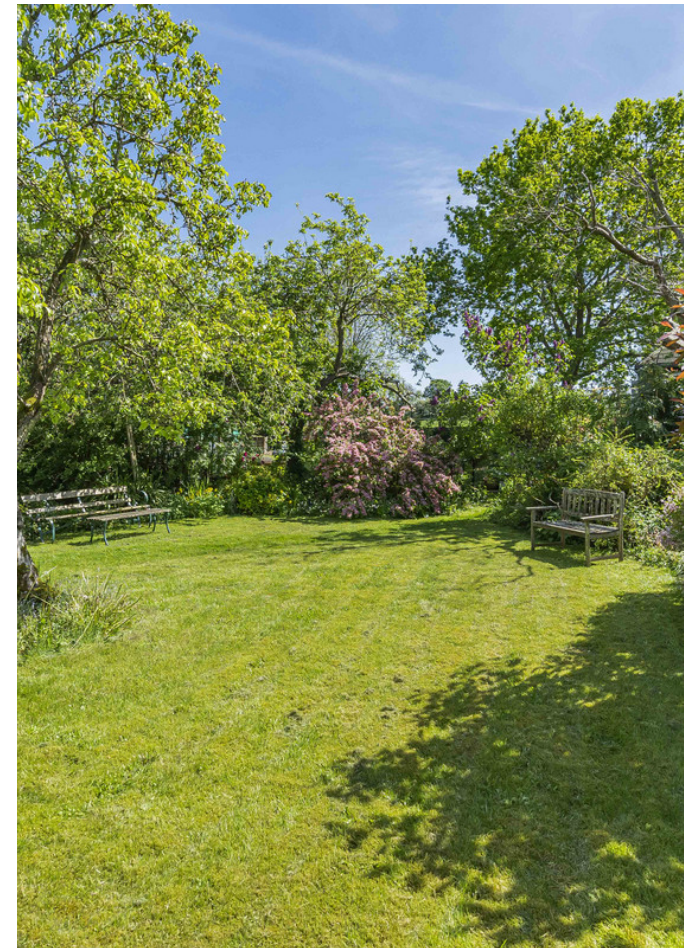
The property is believed to date from the 18th Century with later 20th Century extensions. Mains electricity, drainage and water are connected. Oil fired central heating to radiators. Broadband - according to Ofcom - standard and ultrafast broadband is available. Superfast is not.

Mobile phone availability - according to Ofcom - indoors, EE, O2 and Vodafone, offer limited voice and data availability, Three has no coverage. Outdoors, EE, O2 and Vodafone are likely to have availability for both voice and data. Three has limited availability for both.

The property is Grade II listed and is in a conservation area. According to the government website the risk from flooding from either rivers or surface water is very low.

Local Authority: Cherwell District Council - D. EPC - F





## Key Features

- Beautiful detached natural stone period house
- Delightful south facing gardens. Large garage and parking
- Idyllic village setting
- Charming large living room with massive fireplace
- Spacious dining room with French doors to rear garden
- Large farmhouse style kitchen
- Four proper bedrooms with ensuite to master
- Large traditional attic
- Desirable village with railway station, canal access, primary school and local store
- See our website for up-to-date material information.

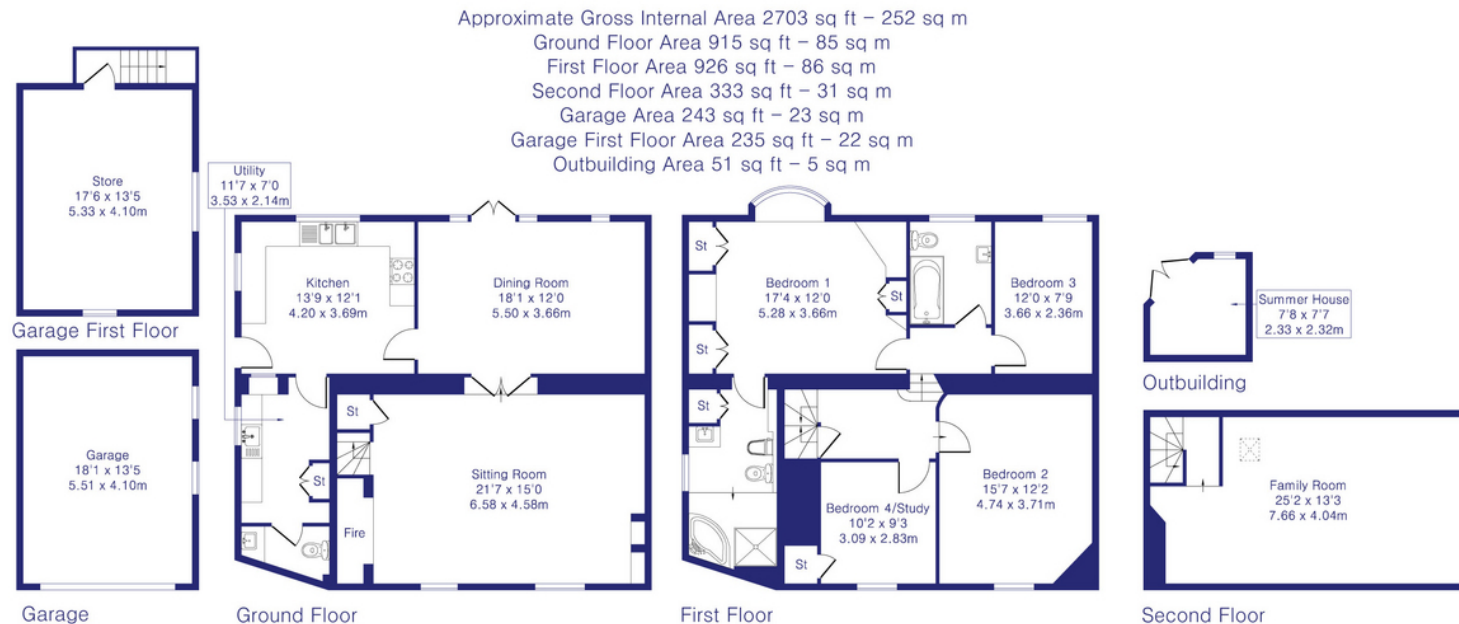
## The Location

Situated in a quiet and pretty street within the idyllic and highly desirable village of Lower Heyford. There are super walks along the Cherwell and beside the Oxford canal. Amenities include; a local store, a primary school, a local pub and a railway station with services to Oxford and Banbury. The motorway network is easily accessible via Junction 10 of the M40 (approximately 6 miles). All everyday needs are catered for in the nearby market town of Bicester (7 miles).

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