



Howard Road, Heyford Park, OX25 5BD

Guide Price £990,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS









## The Property

A stunning contemporary detached house, offering spacious and superbly planned accommodation, in a prime Heyford Park location. This stylish modern residence offers; beautifully planned and adaptable accommodation over three floors, which has been improved and enhanced by the current owners. The ground floor is largely open plan, with an exceptional kitchen/dining room overlooking the south facing rear garden. The first floor is currently configured as a master suite, originally conceived as two bedrooms and two bathrooms. The second floor, originally three bedrooms is now configured as two generous double bedrooms, a cinema room and two bathrooms. As well as a landscaped south facing garden, the property offers ample driveway parking and a double garage.

### AGENTS NOTES

A traditionally constructed detached house dating from 2021. Mains electricity, gas, water and drainage are connected. Heating gas fired boiler to radiators. Broadband - according to Ofcom - all broadband speeds are available.

Mobile phone availability - according to Ofcom - predicted phone availability is that EE is likely to have availability for both voice and data indoors. All other service providers are predicted to have no availability. Outdoors - all service providers are likely to have availability for both voice and data with the exception of Three where outdoor data is predicted to be limited.

Local Authority: Cherwell District - G. EPC - B







## Key Features

- A stunning contemporary detached house
- Beautifully presented and significantly improved
- Enjoying a prime location
- Bright and adaptable accommodation
- Up to five double bedrooms
- Four bathrooms
- Exceptional cinema room
- South facing rear garden
- Overlooking the green and convenient to all amenities
- See our website for up-to-date material information.





## The Location

Enjoying the prime location on this development, overlooking the central green and within easy striking distance of all amenities. Heyford Park is a vibrant and thriving new community with schools for all ages, a range of shops, a hotel, a public house and many open public spaces. Junction 10 of the M40 is easily accessible as is Bicester with its mainline railway stations providing services to London Marylebone, Oxford, Birmingham and now on the new east-west rail links.



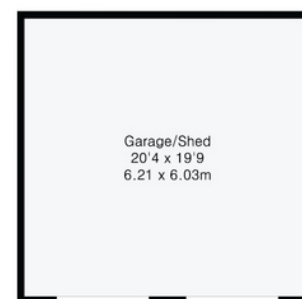
**Approximate Gross Internal Area 3006 sq ft - 280 sq m**

Ground Floor Area 999 sq ft – 93 sq m

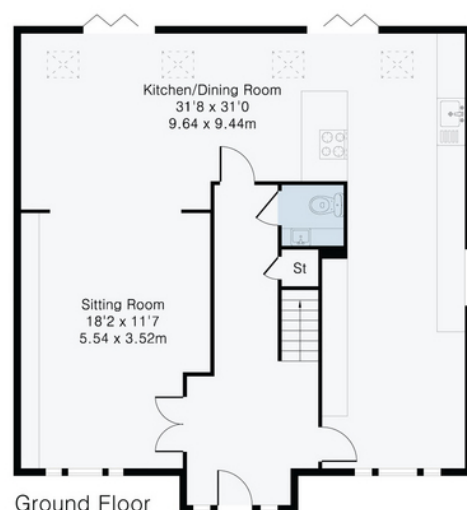
First Floor Area 802 sq ft – 75 sq m

Second Floor Area 802 sq ft – 75 sq m

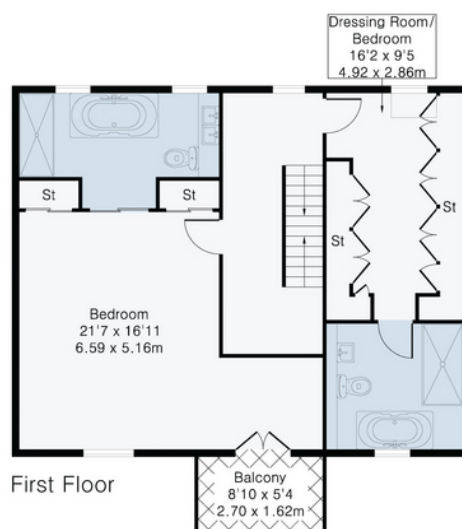
Garage Area 403 sq ft – 37 sq m



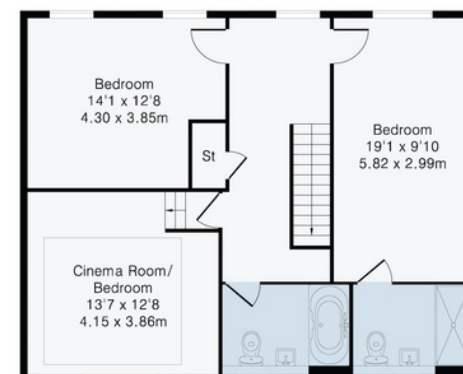
Garage



Ground Floor



First Floor



Second Floor

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