



Howard Road, Heyford Park, OX25 5BD

Guide Price £950,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

An outstanding five bedroom detached house, offering beautifully spacious and well planned accommodation, in a prime Heyford Park location. This stylish contemporary house offers adaptable accommodation over three floors with attractive presentation. No onward chain. The ground floor is largely open plan with an exceptional kitchen/dining overlooking a south facing rear garden. The first floor offers two lovely bedrooms and two bathrooms. The second floor has three bedrooms and two further bathrooms. As well as the 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.

Predicted Mobile phone availability - Ofcom states likely availability to be EE good outdoor and in home. 02 and Vodafone variable outdoor. Three no coverage expected.

The property is situated in a conservation area.

There is a management company, the seller informs us that the current charge is £57.29 pcm.

Local Authority: Cherwell District - G. EPC - B





Key Features

- An outstanding five bedroom detached house
- Beautifully spacious and well planned accommodation
- Enjoying a prime location
- Over 2,500 sq ft of accommodation
- All double bedrooms
- Four bathrooms
- 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.



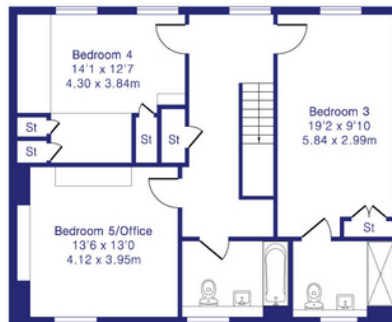
**Approximate Gross Internal Area 2594 sq ft - 242 sq m
(Excluding Garage)**

Ground Floor Area 988 sq ft – 92 sq m

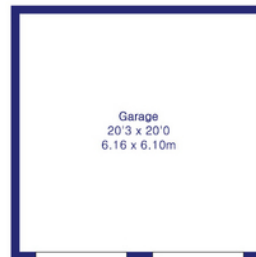
First Floor Area 803 sq ft – 75 sq m

Second Floor Area 803 sq ft – 75 sq m

Garage Area 404 sq ft – 38 sq m



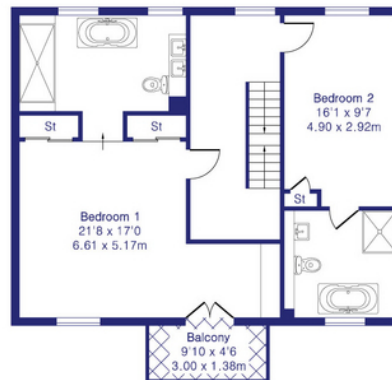
Second Floor



Garage



Ground Floor



First Floor

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2. Any areas, measurements or distances are approximate.

The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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