



27 Wellington Road, Upper Heyford, OX25 5AL
Guide Price £525,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

An exceptional semi-detached town house, beautifully presented and fantastically spacious. In a super position overlooking the green within the vibrant and thriving Heyford Park area. This attractively presented home has a stylish contemporary kitchen with a range of fitted appliances and bi-fold doors opening on to a pretty landscaped garden.

Additionally on the ground floor is a cloakroom and study. The first floor offers a generous and light sitting room with attractive views over the green, the main bathroom and two bedrooms. On the second floor there are two generous double bedrooms, both of which are ensuite. As well as the pretty well enclosed and unusually private garden there is a garage and parking.

MATERIAL INFORMATION

A traditionally constructed four bedroom semi-detached house, built around 10 years ago. Mains; electricity, gas, water and drainage are connected. Heating gas fired central heating to radiators. Broadband availability - Ofcom suggests that both standard and ultrafast broadband are available. Mobile phone coverage - Ofcom suggests EE is good outdoor and in home, all other networks are variable outdoor. There is a management company with current service charge of £66.25 per quarter. The property is located in a conservation area.

Local Authority: Cherwell District Council (shown on other similar properties) Band - E EPC - C.





Key Features

- A beautifully presented four bedroom semi-detached town house
- Super position overlooking the green
- Lovely location with exceptional amenities
- Stylish kitchen with numerous appliances
- First floor sitting room with attractive outlook
- Four bedrooms, two of which are ensuite
- Private garden
- Parking and garage
- See our website for up-to-date material information.

The Location

Located in a first rate position, overlooking the main green, within the Heyford Park development. Heyford Park is a vibrant and expanding new community, surrounded by glorious countryside. Local amenities include; schools for all ages, a gymnasium, a local Sainsbury's, hotel and restaurant, there is lots of community open spaces. The motorway network is accessible via both Junctions 9 and 10 of the M40, there is a local railway station at Lower Heyford and mainline services are available at nearby Bicester. These go to Oxford, Birmingham, London Marylebone and also on the new East West Rail Link.



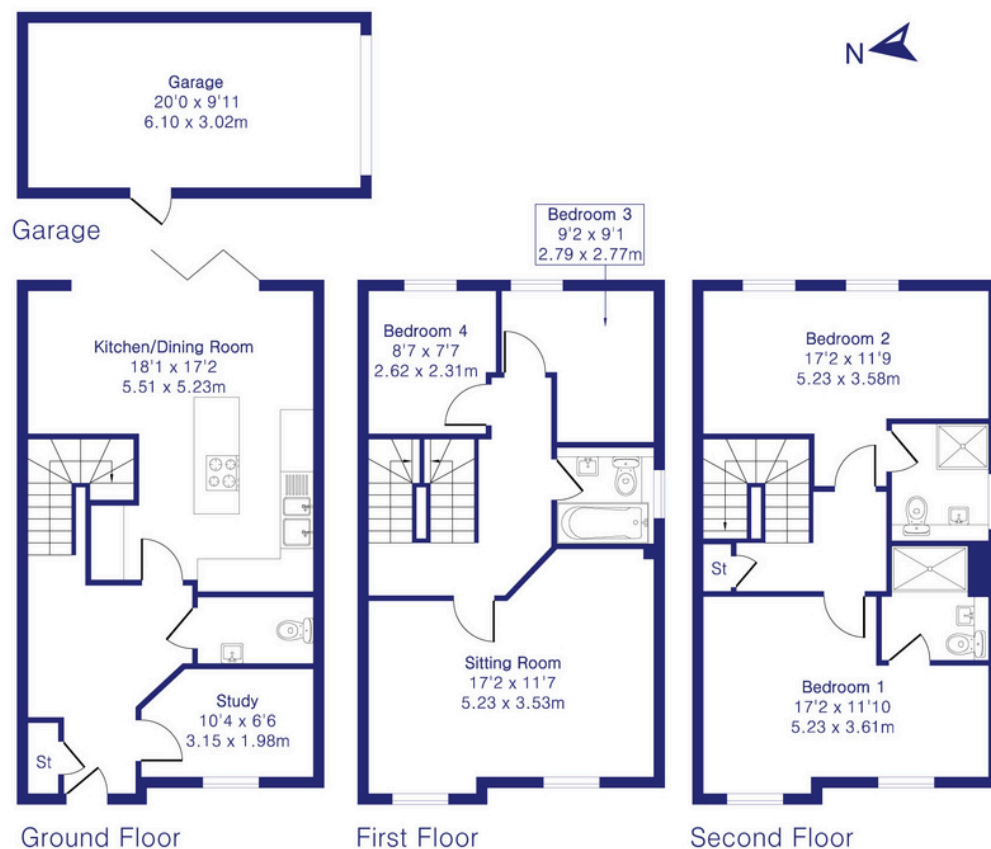
**Approximate Gross Internal Area 1543 sq ft - 144 sq m
(Excluding Garage)**

Ground Floor Area 519 sq ft – 48 sq m

First Floor Area 512 sq ft – 48 sq m

Second Floor Area 512 sq ft – 48 sq m

Garage Area 197 sq ft – 18 sq m



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