



I M S

## Wellington Road

Heyford Park - £410,000

I M S





# Wellington Road

Heyford Park



3



2



2

A beautiful family home with 3 bedrooms located within Heyford Park

Welcome to Heyford Park – A Thriving Village Community

Nestled in the heart of Heyford Park, this charming three-bedroom home offers the perfect blend of modern living and village charm. The community is designed with families in mind, boasting a friendly atmosphere and a fantastic selection of local amenities, including a barber, chemist, dentist, supermarket, and restaurant. With excellent transport links to Oxford, London, and Birmingham, convenience is at your doorstep.

Situated on the edge of the village green, this beautifully presented home comes with a garage, driveway parking for two cars, and an additional guest parking space. Step inside to a bright and welcoming hallway, offering useful storage and access to both reception rooms, a downstairs cloakroom, and the first floor.

The living area is bathed in natural light, with dual-aspect windows creating a warm and inviting space to relax. The spacious kitchen-diner is perfect for entertaining, featuring sleek granite worktops, an integrated double oven, and stunning bi-fold doors that open seamlessly onto a generous decking area. The low-maintenance garden offers a wonderful mix of patio and lawn – an ideal setting for summer gatherings or peaceful evenings outdoors.

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Upstairs, the impressive master suite enjoys garden views and a stylish en-suite. A second double bedroom, a well-proportioned single room, and a modern family bathroom complete the first floor, along with additional hallway storage for added practicality.

This delightful home is ready to welcome its new owners – come and experience the warmth and charm of Heyford Park for yourself.

Key Information:

Tenure: Freehold

Council Tax Band: D

EPC Grade: B

Central Heating: Electric & Gas

Price: £ 410,000

Utilities: Mains Electric and Water,

Parking: Garage with Driveway

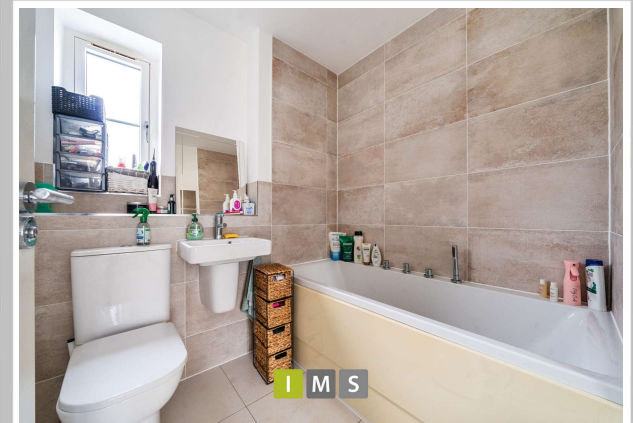
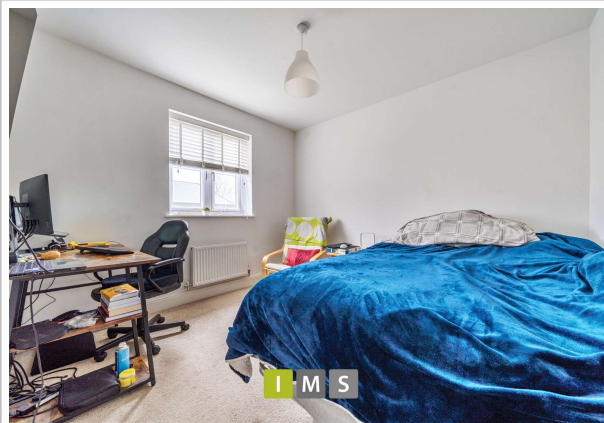
Parking for 2 Cars

Flood Risk: Surface Water: Low

Rivers no risk Planning Link:

<https://planningregister.cherwell.gov.uk/>

Broadband Estimated Speed: Ultrafast 940mbp







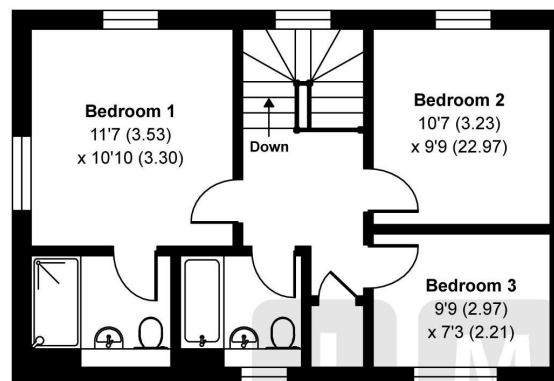
## Wellington Road, Upper Heyford, Bicester, OX25

Approximate Area = 1010 sq ft / 93.8 sq m

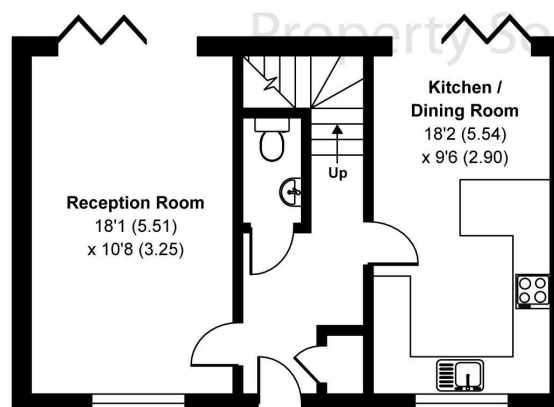
Garage = 197 sq ft / 18.3 sq m

Total = 1207 sq ft / 112.1 sq m

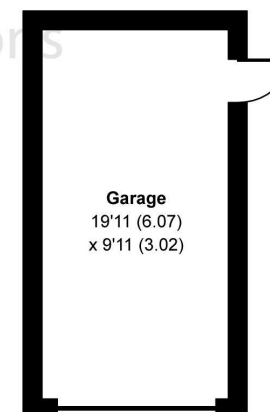
For identification only - Not to scale



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Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

