



Connells

College Square
Upper Heyford BICESTER

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For Sale Offers in excess of
£425,000



Property Description

Nestled in a peaceful, set-back spot within the charming village of Upper Heyford, this beautifully presented three-bedroom character home blends period charm with modern touches. As a conservation property, it holds a real sense of history and warmth.

When entering the property, you are greeted with the spacious living room, with a centrally positioned fireplace, making it a perfect space to relax and unwind.

The bright kitchen diner continues with the feel of a rural property with its stone wall feature, designed for practicality with its ample worktop space, whilst the dining area features cosy fireplace, the true heart of the home, opening into a useful utility area with access to the rear garden.

Upstairs offers three well-proportioned bedrooms, a recently fitted bathroom, and a separate WC for added convenience.

To the rear, a mature private garden provides a lovely space to relax or potter about, with established planting offering privacy and a real sense of calm.

Lower Heyford train station is nearby for easy rail links, while Heyford Park offers local shops, cafés, schools and everyday amenities that is just a short drive away.

A wonderful home full of character, ideal for those seeking village life with practical connections.

Living Room

Wooden floor, central fireplace, under stairs storage, access to kitchen diner and stairs

Kitchen Diner

Kitchen area, tiled floor, base units, space for range cooker, additional worktop space and storage, windows to the front

Dining Area, stone wall feature, carpet, fireplace, window to rear garden access to utility

Utility

Tiled floor, space for washing machine, fridge freezer, sink, window and door to rear garden

Landing

Carpet, window to rear of property, loft access point, access to bedrooms, bathroom and WC

Bedroom One

Double Bedroom, carpet, window to front of property

Bedroom Two

Double bedroom, carpet, stone wall feature, loft access point, window to rear of property

Bedroom Three

Single bedroom, wood flooring, fireplace, window to front of property

Bathroom

Recently refurbished, tiled floor and walls, bath, shower cubicle, basin, towel rail, airing cupboard.

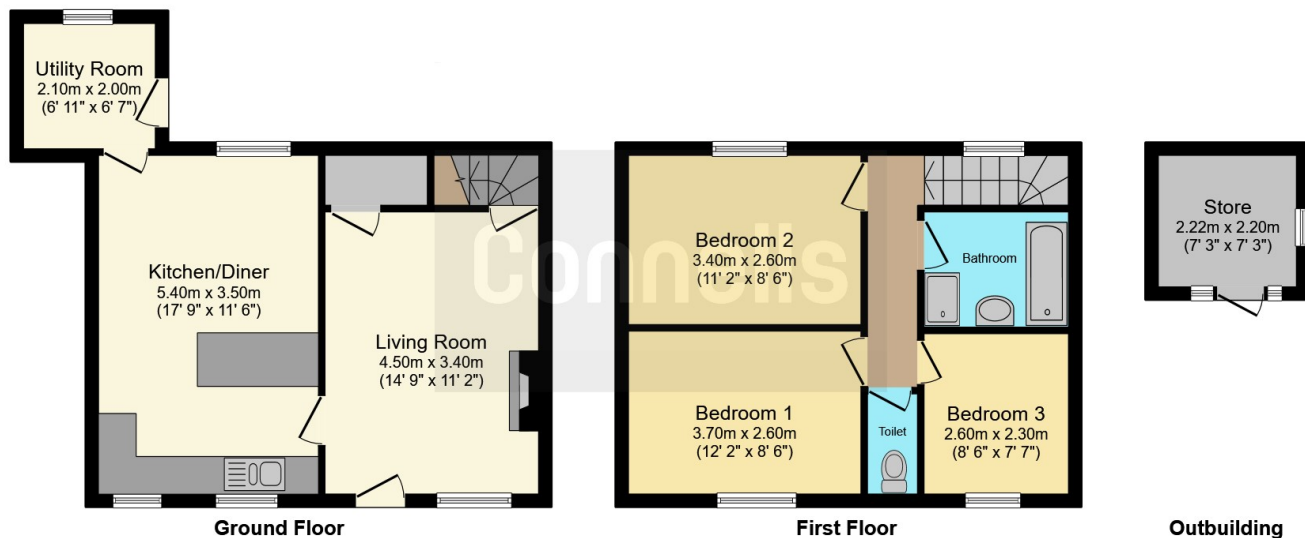
Wc

Recently refurbished, tiled floor and walls, WC, basin

Rear Garden

Private mature rear garden, lawn and gravel area, out building with power and lighting, garden shed





Total floor area 84.5 m² (910 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

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