



Situated in the charming area of Upper Heyford, this exquisite four-bedroom detached house on Simpson Drive offers a perfect blend of modern living and comfort. Built in 2020, the property spans an impressive 1,899 square feet and is extremely well presented throughout, making it an ideal family home.

Upon entering, you are greeted by a spacious hallway leading to the open plan kitchen, dining, and living area that creates a warm and inviting atmosphere, perfect for both entertaining guests and enjoying family time. The contemporary design is complemented by ample natural light, enhancing the overall appeal of the space.

Additionally, the downstairs features a separate study, providing a quiet retreat for work, which is increasingly valuable in today's world.

There is also a well finished downstairs W/C on the ground floor.

With four generously sized bedrooms spread over the top two floors, there is plenty of room for family and guests alike. Two of the bedrooms feature en-suite bathrooms, there is a further family bathroom, and a downstairs toilet, all of which have been finished to a high standard, to ensure convenience and privacy for all.

Outside, the property boasts driveway parking for three/four, along with a single garage, providing ample space for storage. The well-maintained front and rear gardens add to the overall charm of the home, with an array of fruit trees making it a delightful place to reside.

This property is not just a house; it is a home that offers a comfortable lifestyle in a desirable location. With its modern amenities and thoughtful design, it is sure to attract those seeking a high-quality living experience in Upper Heyford. Early appointments to view come highly recommended.

Despite being only four years old and having had only a single set of owners, the house remains in premium condition, reflecting the high-quality build and excellent upkeep.

The property offers Gas Central heating throughout and even features Air Conditioning to ensure comfort within modern living.

NHBC Warranty: The house still benefits from over five years of NHBC warranty, which is a valuable reassurance for potential buyers.

Made-to-Measure Blinds: The property features made-to-measure blinds throughout, offering both style and practicality.

Electric Skylights: The dining/living room is enhanced by electric skylights, providing natural light and modern convenience.

The flooring is LVF and comes with a lifetime

residential warranty. If you require more accurate information, please enquire further.

Local Upper Heyford shops and cafes are a short walk away and offer easy access to shops such as Sainsburys.

Heyford Green is a short walk around the corner and offers a tranquil space to walk and socialise.

The M40 is within easy reach at J9 or J10 and offers access to London, M25, Oxford, and Birmingham.

Nearby is Bicester itself, a historic market town with a wide range of shops, together with cafes, pubs, numerous restaurants, weekly markets, a Sainsbury's and Tesco supermarket, M&S food hall and cinema complex.

Bicester Village is a dream destination for designer shopping with 170 luxury boutiques all on your doorstep and is a few minutes' drive or a five-minute walk from the town centre.

For mobile phone and internet coverage please use the Ofcom website. <https://checker.ofcom.org.uk/>





Accommodation Comprises:

Ground Floor - Entrance Hallway, Open Plan Kitchen, Dining Room and Living Room, Study, W.C.

First Floor - Three Bedrooms, One With En-Suite, Family Bathroom.

Second Floor - Master Suite with Walk-in wardrobe and En-suite.

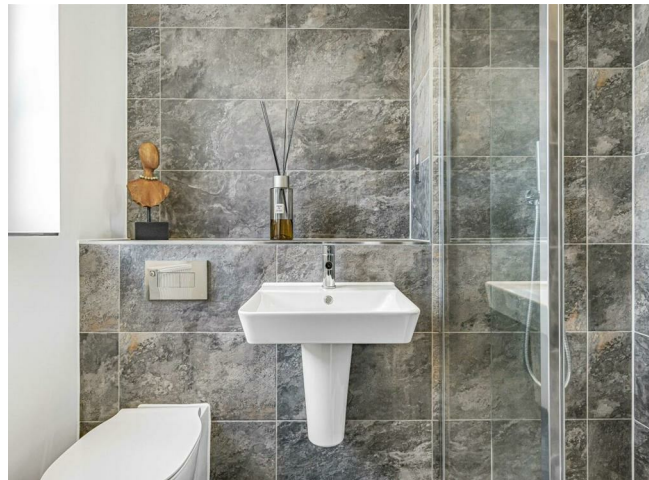
Outside - Single Garage, Driveway Parking For Three Vehicles, Front and Rear Garden, and Patio.

Services - All Mains Services, Gas Central Heating, Air Conditioning.

Local Authority - Cherwell

Council Tax Band - F

EV Car Charging Port Included





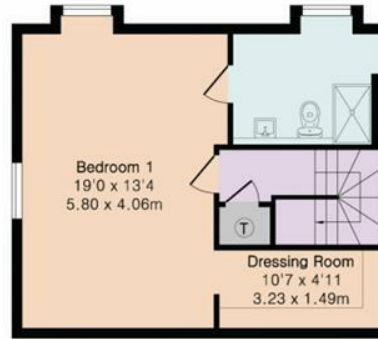
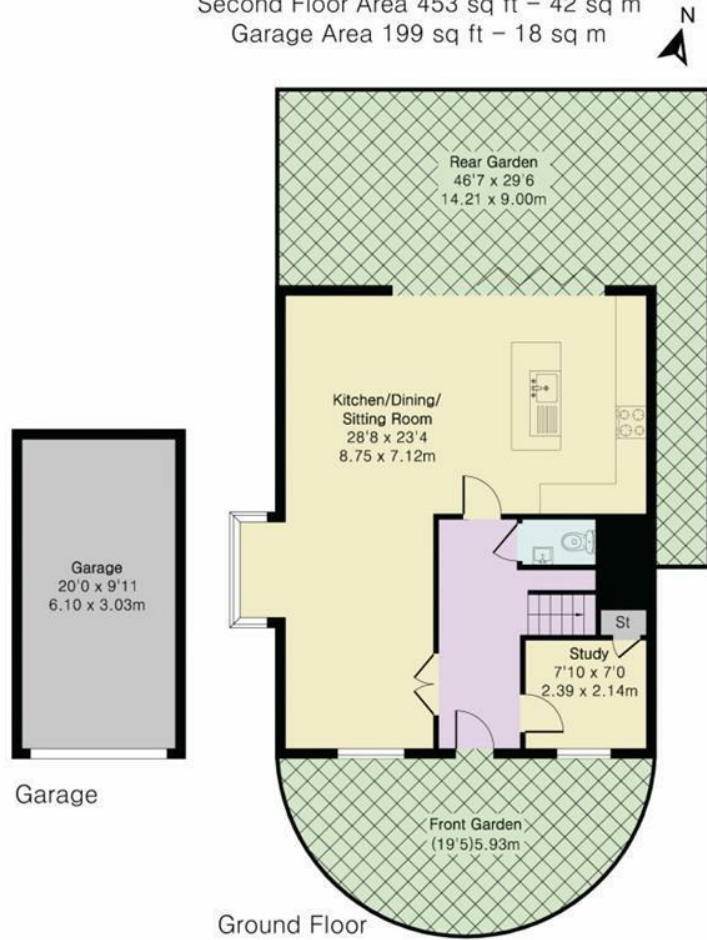
**Approximate Gross Internal Area 1899 sq ft - 176 sq m**

Ground Floor Area 703 sq ft – 65 sq m

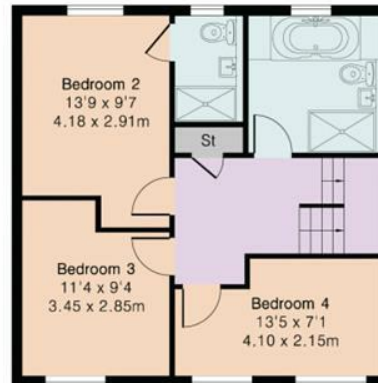
First Floor Area 544 sq ft – 51 sq m

Second Floor Area 453 sq ft – 42 sq m

Garage Area 199 sq ft – 18 sq m



Second Floor



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(52-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



