





8 Corbett Close, Upper Heyford, OX25 5AS

Guide Price £700,000

Of all the roads on the development, this is probably the most pleasant outlook. And with no passing traffic, this is probably the best spot of all!

A large & bright 5 bed house at the end of the culdesac overlooking the culvert. Wonderful kitchen with large island & bifolds, living room with fireplace & bifolds, separate study & dining rooms, 2 en-suites & family bathroom, lovely garden, & detached double garage with ample driveway parking.

Heyford Park is a vibrant, growing development with - amongst others - a new school, gym, Sainsburys, a new bar/restaurant, and very shortly a wide range of other new amenities. Surrounded by glorious farmland, it has all the advantages of a rural village combined with the accessibility of a town. Rail access is excellent with Lower Heyford village, just a mile away, having a station feeding to Oxford and London Paddington, Bicester North station is 6 miles East with frequent trains into London Marylebone, a journey that takes as little as 40 minutes at peak times. Road links are also straightforward with both the M40 and A34 a short drive away.

The double-fronted facade with its open porch is welcoming and familiar. It's set back behind a generous frontage at the end of the cul-de-sac hence there is no passing traffic, and the parking and garaging is generous. Once inside, the space is exceptionally appealing, as it's in immaculate condition, with a great flow that focuses on a huge kitchen/dining/day room with wide folding doors that access the garden. Upstairs is more of the same, with five beds and two en-suites ranging around a large and bright landing. And the outside space is equally alluring, with a very pleasant and secluded garden to the rear while the frontage has the huge advantage of being set back behind expanses of grass either side of the culvert, hence the natural light and feeling of space is excellent.

Heading in under the open porch, the entrance hall is deliciously broad and light, with a smart, polished tiled floor that continues to utility and kitchen. The stairs rise away from you to the left, with elegant white spindles topped off by timber hand rails, a lovely touch of style. And beneath them a deep cupboard provides useful storage. The first living room to the right is a fine space with the bay window to the front providing a lovely view out across the grass and pathways that line the culvert. Used here as a playroom, it's probably just as perfect as a study, with the bay the ideal place for a desk - just don't expect to get much work done with that view! Directly opposite, another bay-fronted reception is somewhat larger, intended as a dining room but we suspect many will use as a TV or family room.

- Delightful outlook!
- Far from opposite neighbours
- 5 ample bedrooms
- 2 en-suites, bathroom & cloak
- Wonderful, large kitchen
- Great living room with fireplace
- Study & dining room
- Completely secluded garden
- Great parking, tandem garage



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Back to the hall and the cloak room also doubles as a very handy utility room, containing useful extra storage as well as the space for a washing machine. At the rear of the house the kitchen and living room are wonderful spaces. Both are fitted with wide, bifolding doors that connect them to the garden behind. This arrangement integrates inside and outside space particularly well, making it a wonderful flow equally fine for entertaining or just sunny days in the garden with family. The kitchen is equipped with a wide range of attractive units, flanking an island so large it has a breakfast bar and six stools! And yet there is still ample room for a good sized dining table should you want one. The living room next door offers similar dimensions, this time with a carpeted floor and focusing in on a charming wood burning fire - essential for cozy winter evenings.

Upstairs, the feeling of light and space is very similar. The broad landing leads off to all rooms, with a deep cupboard over the stairs. Starting on the left, a pair of good sized double bedrooms offer similar proportions, with one overlooking the culvert and green space to the front, the other the gardens at the rear. And between them, the family bathroom is immaculate with bath plus large separate shower both edged with simple, elegant tiling. Even the smallest bedroom, at the rear of the landing, is an adequate double room. But the two main bedrooms are particularly enticing. Both come equipped with smart en-suite shower rooms, and both are very well proportioned offering generous space. However, the larger of the two also features built-in wardrobe storage hence there is less need for other furnishings, resulting in a great feeling of space.

Outside, the house sits back behind a gravelled area with a dividing section between its frontage and the block paved roadway next door, meaning no passing traffic. This also ensures the block parking for this house is particularly generous, enough for half a dozen cars. A powder-coated rail fence separates the frontage from the grassy banks and gravelled paths beyond the culvert, offering peaceful dog walks and access to fields or the village centre depending on the direction you head. This is an oasis of calm with opposite neighbours seemingly miles away! At the rear of the driveway, a tandem double garage is fitted with power, and the pitched roof offers a lot of potential for storage.

Next to the garage, a gate leads into the rear garden. A neat and ample paved terrace behind the kitchen is a sunny spot for summer dining next to the kitchen doors, and this continues past the living room to the door that accesses the garage. Thereafter the space is mostly lawn, and unlike some in the development this is particularly secluded with no neighbouring windows overlooking from any viewpoint!

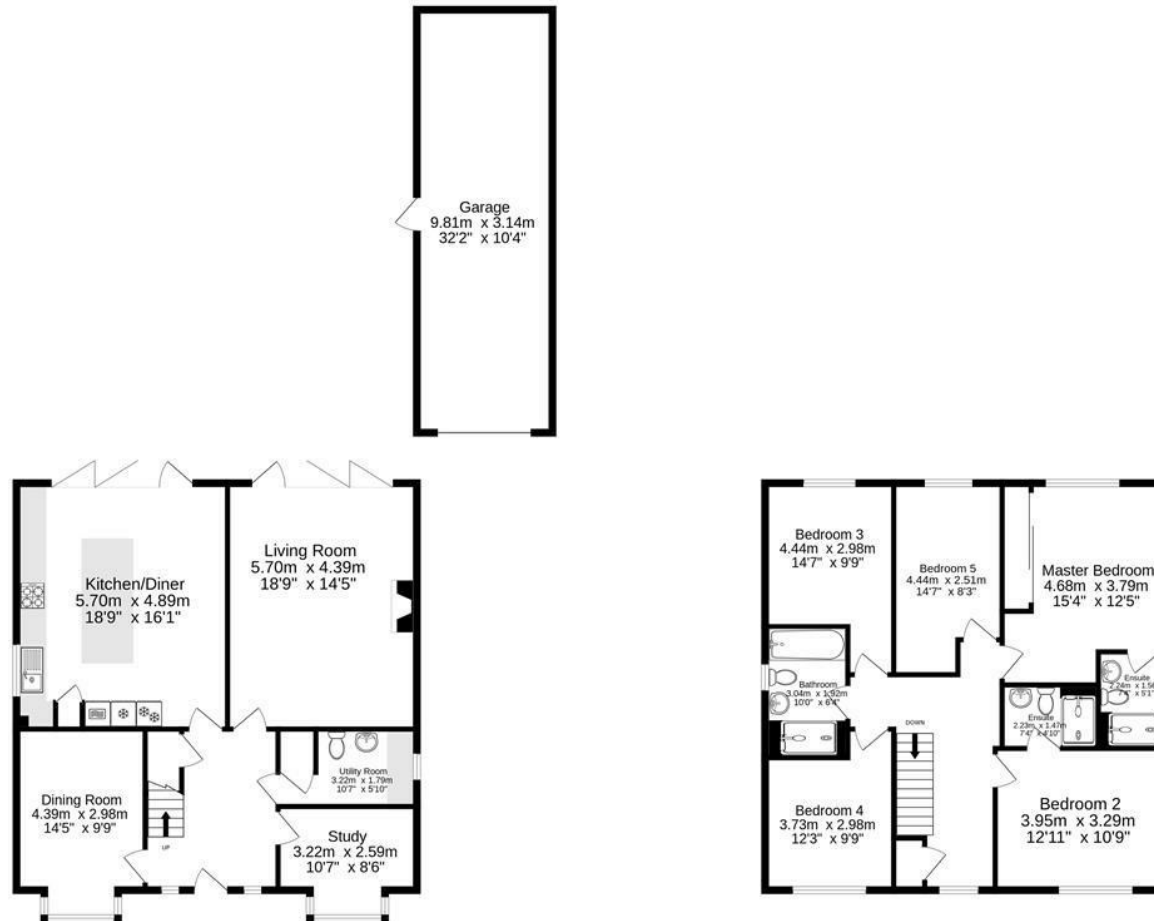
Mains water, electric, gas CH
Cherwell District Council
Council Tax band G
£3,636-08 p.a. 2023/24
Freehold





Ground Floor
120.0 sq.m. (1292 sq.ft.) approx.

1st Floor
86.7 sq.m. (933 sq.ft.) approx.



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TOTAL FLOOR AREA : 206.7 sq.m. (2225 sq.ft.) approx.

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Material Information QR Code:



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	86	
(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	

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to discuss this property or to arrange a viewing please call, or drop us a line interested@cridlands.co.uk

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