





Pepper Corns High Street, Upper Heyford, OX25 5LE

Guide Price £475,000

**Few properties of this type ever come up in such a great village location.**

An exceptionally roomy & bright house offering an easy flow and intelligent layout. Stylish open-plan kitchen/dining room, utility, 23 ft living room with fireplace, 3 useful bedrooms, bathroom inc shower, large shed (office?), set in a peaceful village with a good pub, further amenities nearby.

Upper Heyford is a quiet and secluded village away from the beaten track but within easy reach of amenities and road/ rail links. The community is vibrant and varied with a well-used village hall and green plus a good local pub, plus there is a highly-regarded new free-school less than a mile distant and many new amenities including a hotel and a bar/restaurant; many villagers also enjoy a walk of around a mile down the Oxford Canal to Lower Heyford where a shop and cafe can be found at the canal wharf as well as a further good pub. Rail access is excellent with Lower Heyford having a station feeding to Oxford and London Paddington, Bicester North is 7 miles East with fast and frequent trains into London Marylebone. Road links are also straightforward with both the M40 and A34 a short drive away.

Bungalows make up a surprisingly small proportion of the UK housing stock. Bearing in mind the cost of any building plot, this isn't really a surprise! Which is a shame, as they offer a real feeling of space and light that many two storey properties of a similar price cannot. Peppercorns it's a very good example of this phenomenon. Large windows in every room, plus a position that's elevated and set back behind a broad frontage on a beautiful, quiet village lane, both conspire to make it a really easy and inviting place to be. Continuous improvement by our sellers also means its condition throughout is excellent.

The modern front door leads you into a broad and light hallway. High-quality travertine tile flooring extends all the way through into the kitchen. Take a right and the size of the living room will impress. A broad bay window to the front immediately confirms how peaceful and secluded the house is, set well back behind its ample expanse of front lawn. The shape of the room is such that there is a natural area for a desk, side cabinet etc in the first part, and this then widens into a large living room complete with wood burner. There's generous space for the largest of suites, all lit by these ample windows. The whole experience is welcoming and very pleasant.

- Fine village location
- Stylish open-plan kitchen
- Bathroom with shower & bath
- House in great condition
- Separate utility
- Large shed/office
- 23 ft living room
- 3 ample bedrooms
- Attractive front & rear gardens



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From the back of the living room, a hallway leads to all the bedrooms. First on the right, a double bedroom is generous enough to allow space with the largest of beds with room to spare for a large wardrobe, cabinets etc. Next door, a further double is if anything even larger. Consequently, there's room for a desk, wardrobes, cabinets with ease. And it's worth noting this room has an outlook over the garden to the rear. The last of the three bedrooms is more compact, but it's proportions ensure it's still very much able to accommodate a double bed with space remaining for other furnishings with ease. This, too, looks out over the rear garden. Serving all 3, the bathroom is modern, and generous enough to include both a bath and a separate shower.

Head back through the living room to the main hallway, and opposite is the utility room. A comprehensive run of units round three sides provides generous storage as well as plumbing and space for both a washing machine and a dryer. And beyond, the kitchen is a truly delightful place to spend time. A vaulted glass roof above the dining area is also fitted with bespoke blinds, ensuring it retains the heat in the winter and minimises it in the summer. It's such a good space that a table and eight chairs easily fit here, and double doors to the rear open straight out onto the decking and garden beyond. The kitchen area is open to the right hand side, and this features such niceties as a double width stainless steel range cooker, dishwasher, even a Belfast style sink. It really is the ideal mix of kitchen and dayroom.

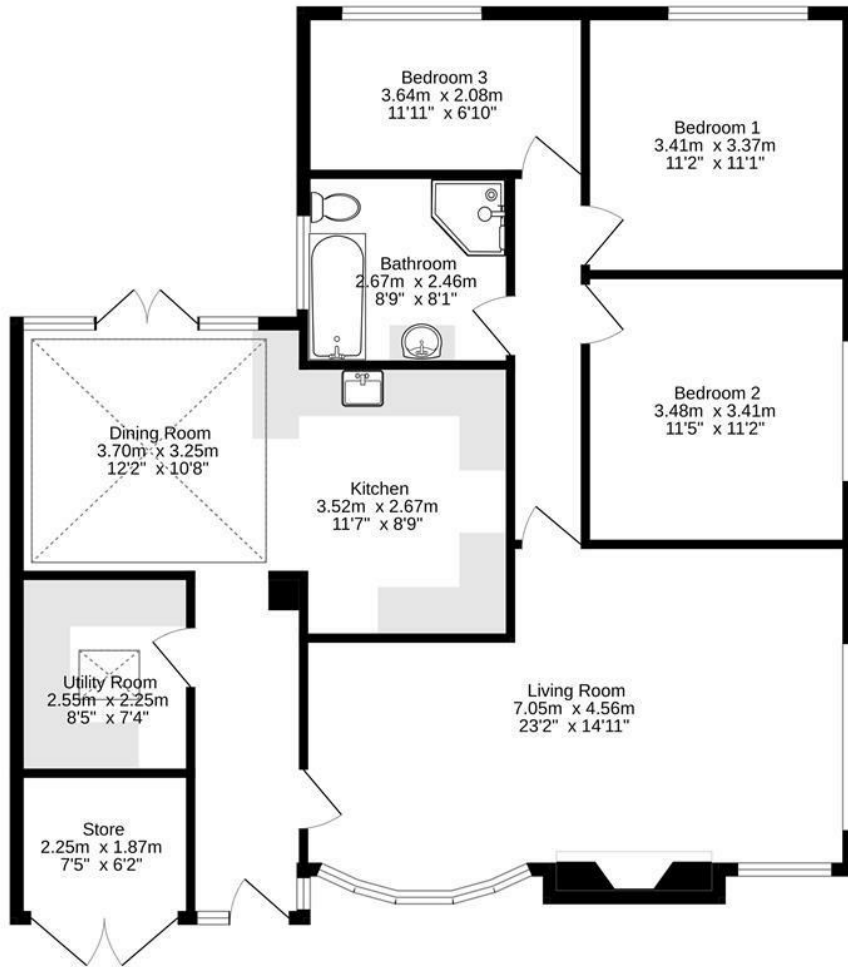
Outside, to the front the house has a lengthy, neat block-paved driveway running up to a deep store room on the left side. Stone steps lead to the front door then up to the lawn, separated from the driveway with a thick timber retaining wall. A delightful magnolia tree sits proudly in the centre of the large lawn, with various shrubs and flowers running along the bed to the front and many other plants from roses to bluebells filling the beds on the right and outside the house. A gravelled seating area on the right is a perfect sun trap from where you can watch village life roll slowly by.

From here a gate leads to the side of the house where a path runs down past the oil tank to a huge shed/summer house - a useful item that could instead become an outside office if desired. Artificial grass covers the rear garden, specifically for easy maintenance, and there's a barbecue area complete with timber bar! Grass surface changes to decking outside the kitchen, providing yet another relaxed and sunny area perfect for dining outside. And for those needing more outdoor space to stretch their legs, the canal walks from the bottom of the lane are sublime, in addition to which the village playing fields and playground at the top of the lane are the perfect venue for children to let off some steam!!





**Ground Floor**  
106.6 sq.m. (1148 sq.ft.) approx.



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TOTAL FLOOR AREA : 106.6 sq.m. (1148 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given to their operability or efficiency can be given.  
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**Material Information QR Code:**



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>78</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>55</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Important Notice**

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to discuss this property or to arrange a viewing please call, or drop us a line [interested@cridlands.co.uk](mailto:interested@cridlands.co.uk)

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