





11 Wellington Road, Upper Heyford, OX25 5AL

Offers Over £575,000

The very best of its type; show home panache meets upgraded spec that elevates the whole experience. A marvellous family home.

A beautifully presented former show home, significantly upgraded with new kitchen & landscaped garden, set in a corner plot directly overlooking the green near the school & village amenities. 4/5 beds (1 ensuite), huge kitchen/dining room, study & living room, garage & drive, AND EPC grade B!

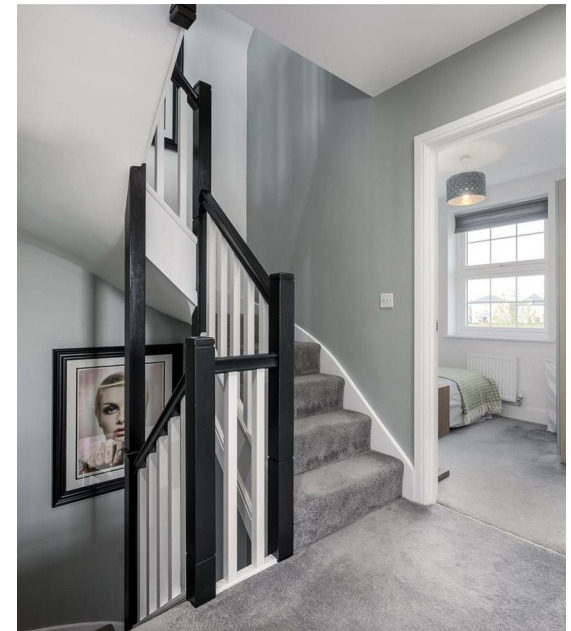
Heyford Park is a vibrant, growing development with - amongst others - a new school, gym, Sainsburys, a new bar/restaurant, and very shortly a wide range of other new amenities. Surrounded by glorious farmland, it has all the advantages of a rural village combined with the accessibility of a town. Rail 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.

Wellington Road is a rather smart development, the designs carrying influences that are little bit Georgian, a little bit Arts and Crafts movement, updated with modern touches. The result is tall ceilings, large windows and an appealing facade behind which the accommodation is generous. Number 11 started life as the show home hence the quality of fixtures was already better than others. But from that start point the specification has been significantly improved by our clients, including a very stylish new kitchen and completely landscaped garden. It feels far more characterful than most modern builds, with a style and panache in no small part due to the choices of the vendors! And being sat in a corner plot it has a feeling of greater space than most.

The moment you open the front door, it's clear this is no ordinary modern house. From the seamless run of immaculate tiled floor, which continues throughout the downstairs, to the smallest touches such as the radiator covers, significant thought has been applied here. Immediately right is a cupboard handy for coats and boots. And straight after, the study is a discrete and quiet place far from the living areas hence ideal to get some real work done. Although perhaps the view of the green opposite through the plantation shutters might be a little too diverting for that...

Back to the hall, the stairs rise and turn to the right, with another example of the individuality here being the black-and-white monochrome of the banisters, a pleasingly individual touch. Dead ahead the cloakroom is beautifully presented, with attractive tiling running around all sides, giving it some real panache. And in here there is also a deep cupboard.

- Proud and elegant design
- Expansive, upgraded kitchen
- Separate study
- Delightful outlook across green
- Double aspect living room
- Garage & generous parking
- Up to five bedrooms
- Bathroom, ensuite & cloak
- Wonderful landscaped garden



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But the real centrepiece is the kitchen itself. So spacious, it's also a dining room and living room. The triple aspect layout includes another plantation-shuttered window looking over the green, plus a box bay to the side, and folding doors to the garden behind. Nearly 24 feet in length, and that's before you factor in the kitchen area, it can host all manner of furnishings for almost any need you may think of. Lovely and stylish when new, our vendors nevertheless felt the quality didn't really do justice to the house. Hence, at the end of 2023 it was renewed. The result is a real treat. Light worktops contrast with darker cupboards, with lighter units above where they catch the light from the window. The effect is clever as it gives character and texture to the overall space, while also maximising the natural light throughout the room. We have rarely seen such a pleasant kitchen in a property of this type.



Heading upstairs, the three story layout is exceptionally flexible. With such a large and flexible kitchen downstairs, some will not use the first floor living room for that purpose, perhaps preferring it as a huge bedroom. But as set up here, it is a wonderful living space, generously proportioned, and that wonderful view over the green and beyond is even more alluring from a more elevated position. There are also two bedrooms on this floor. To the rear, an ample double, complete with fitted storage, looks out over the gardens behind. A slightly more compact double sits opposite, overlooking the green. And both are served by a very smart bathroom. As with the kitchen, this has been beautifully upgraded by our vendors, hence it is immaculately presented, and it also includes a thermostatic shower over the bath. NB there is also a deep airing cupboard on this floor.



Head up to the top floor, and the characterful feeling of this house increases! The smaller of the two bedrooms is what we would describe as a teenagers dream. At just over 19 feet in length this is a significant size. It's perfectly arranged to house a bed to one end, a desk in the deep dormer window recess, and there's built-in storage and acres of floor space at the other end. Next door, the main suite is just as appealing. Large and well proportioned, the eaves features of the room where it meets the roof hips are accentuated by the contrasting colour choices the vendors have chosen. And it's all the better for it. Double aspect, it's bright and welcoming. A generous bank of storage fills the whole of one wall; and a shower room ensuite to one side is very well specified with real style.



Looking at the outside, the house is a proud and smart design combining classic architecture with modern materials. Set back behind an immaculate lawn frontage, beautiful borders run either side of the smart front path. To the right, the driveway is long, offering space for easily three cars end to end. There is an electric vehicle charging point just here, and behind a driveway is a garage with a vaulted roof, perfect for significant storage.

We touched previously on the landscaping carried out by the vendors. If you pay close attention to what the garden offers, it is very far from the usual specification found. Immaculately and thoughtfully laid out, every space has a function. The high-quality terrace is perfect for sunny summer dining and barbecues outside the doors into the kitchen. Timber-edged beds run down the left-hand side, stocked with a wide array of pretty plants. And at the rear a further seating area on decking is surrounded by yet more beautiful plants and flowers. It is such an appealing and relaxed place to be, offering a peaceful and discreet spot to relax with family or entertain with friends.

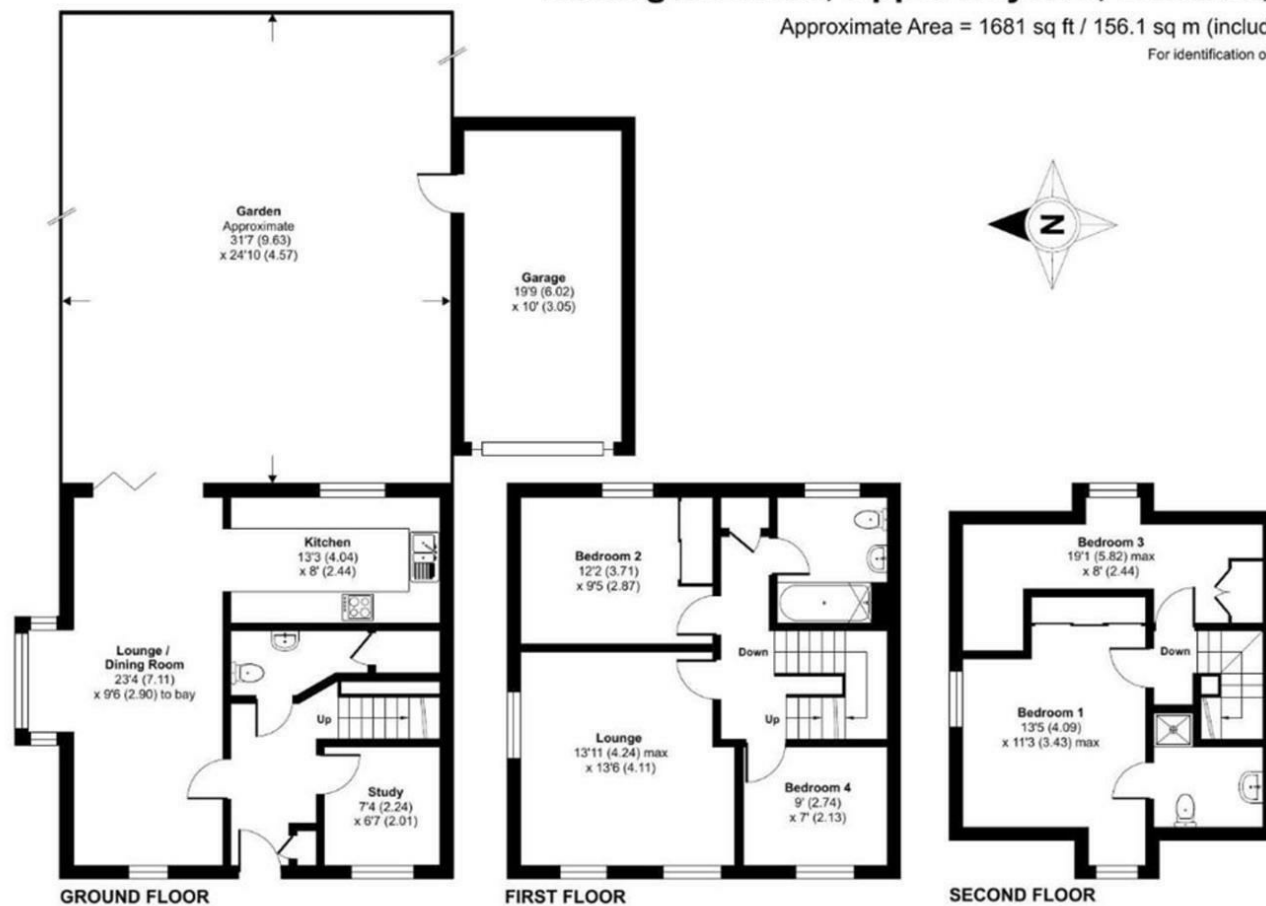




Wellington Road, Upper Heyford, Bicester, OX25

Approximate Area = 1681 sq ft / 156.1 sq m (includes garage)

For identification only - Not to scale



Material Information QR Code:



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	85	94
(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	

Important Notice

These particulars are offered on the understanding that all negotiations are conducted through this company. Neither these particulars, nor oral representations, form part of any offer or contract and their accuracy cannot be guaranteed. Any floor plan provided is for representation purposes only, as defined by the RICS Code of Measuring Practice and whilst every attempt has been made to ensure their accuracy the measurements of windows, doors and rooms are approximate and should be used as such by prospective purchasers. Any services, systems and appliances mentioned have not been tested by us and we cannot verify that they are in working order.

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

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