









59 East Castle Street, Bicester, OX25 5BW

Offers Over £475,000

**A bright and inviting home with great living space, in a development that's fast maturing into a lovely place to bring up a family. Be quick!**

A stunning townhouse situated in the popular Heyford Park development. Built in 2018, it combines contemporary living with a touch of elegance. The property features a generous reception room perfect for relaxing or hosting guests, & four well-appointed bedrooms provide comfort & privacy.

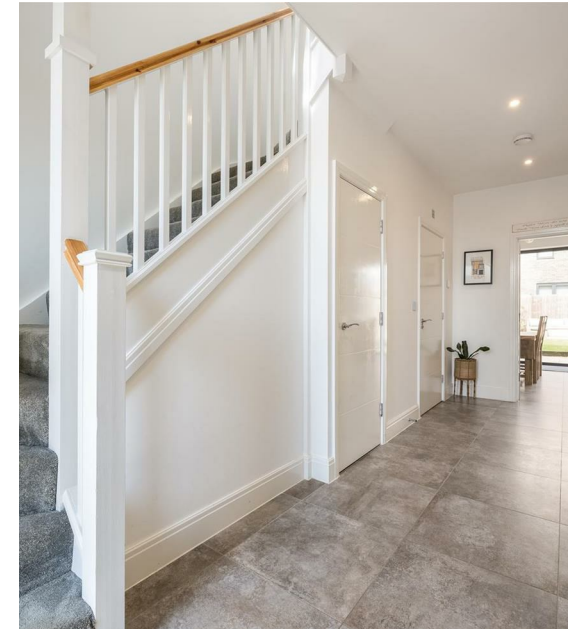
Heyford Park is a vibrant, growing development with - amongst others - a new school, gym, Sainsburys, a new bar/restaurant, and very shortly a wide range of other new amenities. Surrounded by glorious farmland, it has all the advantages of a rural village combined with the accessibility of a town. Rail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

East Castle Street is a smart development of contemporary design with clean lines and unadorned facades. Number 59 is one of two properties within the terrace that benefits from a striking steel and glass balcony over the integral garage. Inside the tall ceilings and large windows provide an overwhelming feeling of space and calm.

Enter through the front door into the vast hallway, your eyes are drawn to the immaculate tiled floor, that continues throughout the downstairs. On the left is a generous cloakroom providing space for coats, boots and the alike and also houses the water tank. Further along is a WC, with entrance to the garage on your right.

But the real centrepiece is the kitchen itself. A fantastic space with ample natural light thanks to the bi-fold doors which almost span the width of the property, the kitchen is lovely and stylish, with dark worktops and lighter cupboards that compliment and contrast each other. The effect is clever as it gives character and texture to the overall space, while also maximising the natural light throughout the room. The kitchen island is a multifunctional element combining a sink, space for seating, storage and a food prep area. And in any case it's somewhere to fix a drink for your friends who are relaxing at the dining table on the opposite side of the room!

- Contemporary design
- Generous living room
- Walking distance to local amenities
- Lovely flow with much natural light
- Ample kitchen/diner
- Off road parking
- Four double bedrooms
- Two bathrooms, plus two en-suites



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Heading upstairs, the three story layout is exceptionally flexible. We have the living room on the right, a wonderful living space, generously proportioned measuring just shy of 21 ft long, with patio doors that lead onto a paved balcony. There is also a bedroom on this floor with dressing area complete with fitted storage, currently used as a study. And next to that is the first of four bathrooms, with walk in shower and WC.

Head up to the top floor, and you find three double rooms, large and well proportioned, two of which are en-suite. The first has a walk in wardrobe and a fine window almost floor to ceiling that provides much natural light. Its ensuite is clean and sharp with walk in shower and WC. A further bedroom is almost identical to the previous one in terms of space and facilities, this time without the walk in wardrobe. The final bedroom has a standard sized window ensuring that little ones aren't disturbed by the morning sun. And next to this is the family bathroom featuring a full size bath and WC.

Looking at the outside, the house is a proud and smart design combining contemporary architecture with modern materials. The front door is perfectly framed by glass panels with a small gravelled area to your left perfect for pot plants. The tarmac driveway provides convenient parking for two vehicles in front of the entrance to the integral garage. To the rear we have a large patio area stretching the width of the garden, with lawn beyond, at the end of which there's a further seating area for catching the afternoon sun, bordered with railway sleepers.

Mains water, electricity, gas CH  
Cherwell District Council  
Council tax band E  
£2,790 p.a. 2024/25  
Freehold





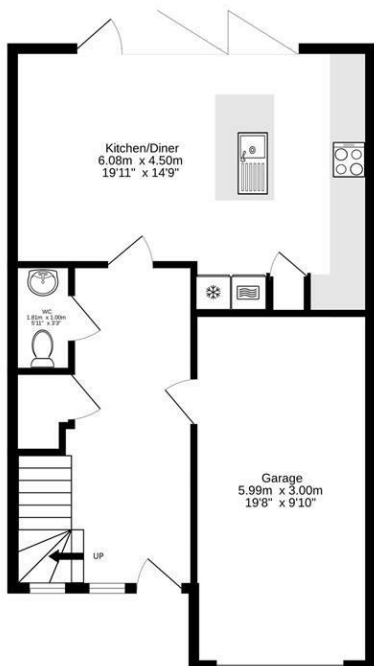




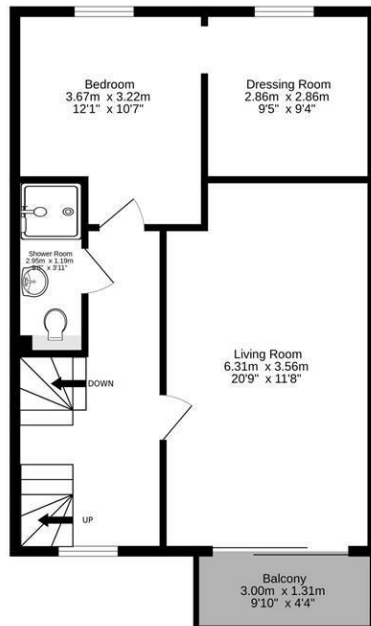
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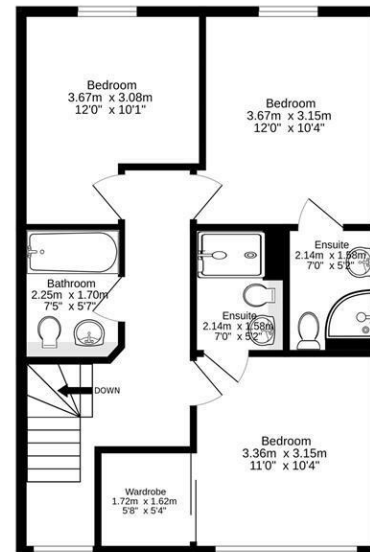
**Ground Floor**  
59.7 sq.m. (642 sq.ft.) approx.



**1st Floor**  
55.7 sq.m. (599 sq.ft.) approx.



**2nd Floor**  
55.2 sq.m. (594 sq.ft.) approx.



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**TOTAL FLOOR AREA : 170.5 sq.m. (1836 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 as to their operability or efficiency can be given.  
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**Energy Efficiency Rating**

|   | Current                 | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | <b>94</b> |
| (81-91) <b>B</b>                            | <b>87</b>               |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</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**

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](mailto:interested@cridlands.co.uk)

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