





2 Knaptons Croft, Lower Heyford, OX25 5NR

Guide Price £350,000

**As peaceful as it gets with no passing traffic, in a tiny close barely a minute's walk from the village centre.**

A charming 2/3 bed stone cottage nestling in a peaceful close of just 4 houses next to the Market Square and offering significant scope for improvement/extension/loft conversion (STPP). Bright & well-proportioned rooms, stunning gardens, plus garage & parking, & NO CHAIN

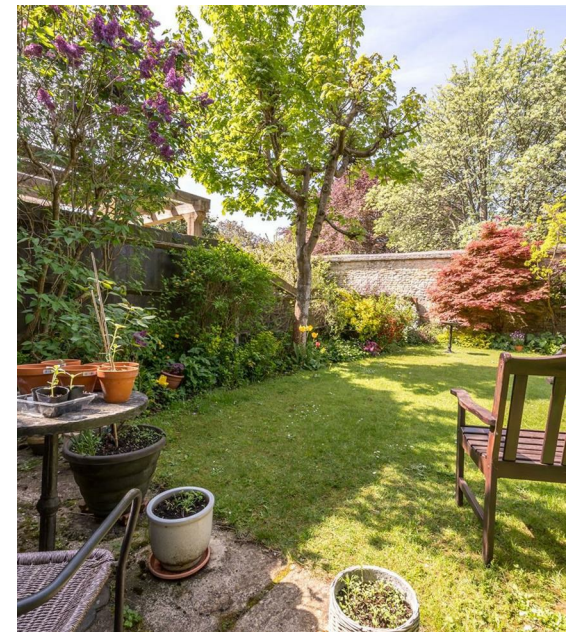
Lower Heyford is a delightful village. Nestling in a valley with the River Cherwell parallel to the Oxford canal, farmland surrounds the village and the local scenery is wonderful. There is a good local school. The Bell Inn in the village is popular, plus there are several others within a couple of miles (Horse and Groom, Caulcott; Red Lion, Steeple Aston; and White Horse, Duns Tew, to name just three). The Canal wharf has a cafe and basic store, plus a shop/PO in Steeple Aston next door. Access to all points of the compass is exceptional with the M40 and A34 close by and the Cherwell Valley railway line Heyford station within the village. For those looking for a rural existence combined with access to all amenities, there are few better villages in North Oxfordshire.

This is one of just a handful of stone houses so discreetly located they're almost invisible from the rest of the village. The design is classic for this area, and the surroundings amongst trees and mature hedges are idyllic. Good proportions and a sensible layout that flows well, combined with potential for all manner of changes and tweaks, make it a very tempting purchase. But aside from anything else, it has a really positive and peaceful aura about it that makes it a relaxing place to be. It is no surprise our vendor has lived here for over 30 years.

Approached from the cul-de-sac, the cottage sits back behind a beautiful front garden with a central path and lawn flanked by some lovely planted beds, most notably including a rather glorious magnolia. A timber front door opens into the porch, with a cloak room to the left and plenty of hooks on the right hand wall for coats, hats etc. The stairs rise away to the left and here the hall broadens, offering useful space for a key table, chair etc next to a large under stairs cupboard.

On the right a door leads to the kitchen. Units run around two walls with a comprehensive range of cupboards and work surfaces, in addition to which the sink sits in front of a window with a delightful view out across the front garden and wider cul-de-sac. The floor is tiled for practicality, and there is ample space for a breakfast table.

- Pretty, traditional stone cottage
- Fitted kitchen
- Wonderful walled gardens
- Three bedrooms
- Bathroom & cloak room
- Scope to improve/remodel/extend
- Lovely, large living room
- Garage and parking
- NO CHAIN



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Next door, the living room is pleasingly generous, occupying the full width of the house. Its current arrangement is logical and easy. There is more than ample space for a good sized dining table and dresser to the left, and the room broadens considerably to the right hence easily houses the largest of seating with more than enough room spare for cabinets. An open fire in a stone surround is flanked by alcoves either side, the left hand of which is fitted with a useful mahogany cabinet beneath fitted shelves. To the rear a pair of French windows, flanked by further full-height glazing, opens onto the terrace and lovely gardens beyond.

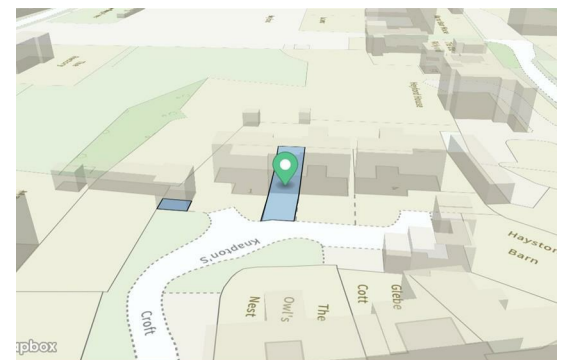
Upstairs, the landing accesses all rooms. From the left, the smallest of the bedrooms is likely a useful child's room or study. Next door, the largest of the three is a good size, with a lovely view over the rear gardens. The right hand wall is covered with a bank of storage including hanging rails, leaving ample space for the largest of beds, chests of drawers etc. The last bedroom overlooks the frontage, with the chimney breast offering an alcove to the side perfect for fitting a wardrobe or shelving if desired.

Serving all is a bathroom with a white suite, tiled floor and a vanity topped off by a sink. Note there is also an airing cupboard on the landing plus a loft hatch in the ceiling. And as the neighbour has added roof lights to the loft, it may be possible to convert the loft to provide more living space. Please ask if you would like assistance with investigations.

Outside is equally well planned. To the front, the entranceway to the close is communal, maintained between all parties and fully documented. On the left side where the gravel starts there is a pair of stone garages, the left hand of which belongs to this house, with space to park in front of it as well as opposite the house. Behind the house, the garden is a beautiful, private space enclosed by fencing either side. And at the end, the magnificent stone wall harks back several hundred years from the construction of the Parsonage behind.

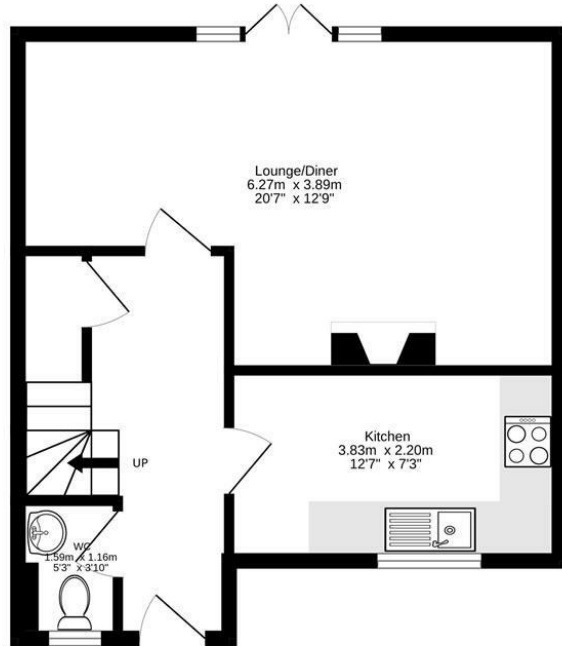
Mainly lawn, various flowers, shrubs and trees grow in a number of borders around the edges. And behind the house a terrace runs the full width, encouraging open air dining on any pleasant day. With no passing traffic it's an incredibly peaceful space, large enough to really enjoy without requiring substantial maintenance.

Mains water, electricity, gas CH  
Cherwell District Council  
Council tax band D  
£2,398-85 p.a. 2025/26  
Freehold

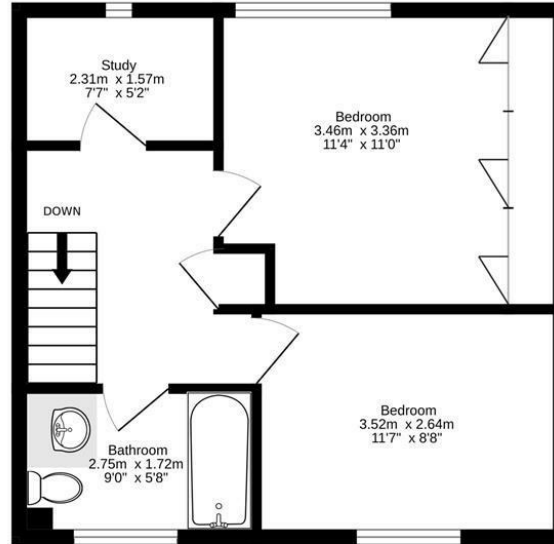




Ground Floor  
39.7 sq.m. (427 sq.ft.) approx.



1st Floor  
38.2 sq.m. (411 sq.ft.) approx.



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TOTAL FLOOR AREA : 77.9 sq.m. (838 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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Material Information QR Code:



#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</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 

to discuss this property or to arrange a viewing please call, or drop us a line  
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