



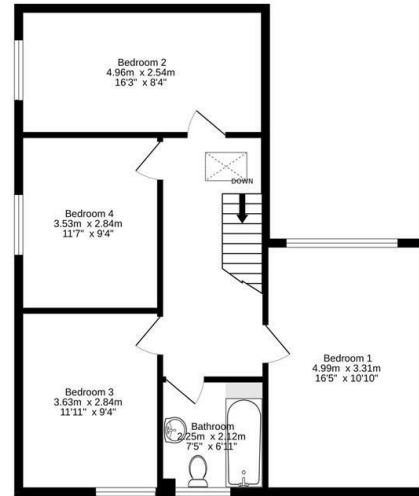
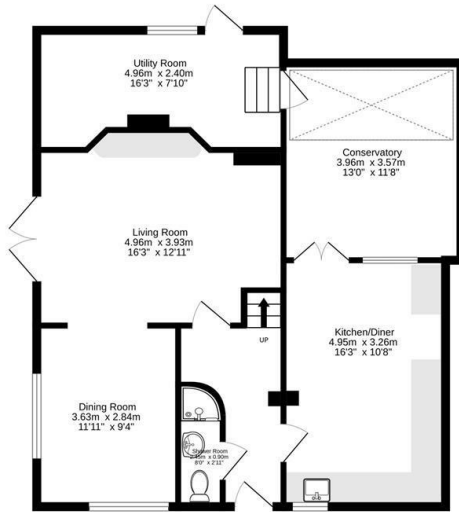
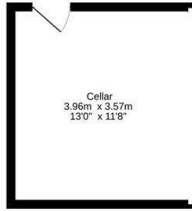
THE THREE HORSESHOES, SOMERTON ROAD, UPPER  
HEYFORD, OX25 5JU

FLOWERS   
ESTATE AGENTS

Basement  
14.1 sq.m. (152 sq.ft.) approx.

Ground Floor  
77.6 sq.m. (839 sq.ft.) approx.

1st Floor  
64.6 sq.m. (699 sq.ft.) approx.



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TOTAL FLOOR AREA : 155.7 sq.m. (1676 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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# The Three Horseshoes, Somerton Road, Upper Heyford, OX25 5JU

## Freehold

- Council tax band E | EPC D
- Traditional features
- Large reception room with adjoining dining room
- Conservatory
- Well stocked gardens
- Semi-detached former village pub
- Four double bedrooms
- Kitchen/breakfast room
- Ground floor shower room and large utility room
- Oil Heating

A former village pub, The Three Horseshoes has been sensitively converted to create a charming and characterful four bedroom home in the heart of Upper Heyford.

Approaching approximately 1700 Sq Ft, the property offers a series of well proportioned living spaces which lend themselves perfectly to modern day family living. The central entrance hallway leads to the principle reception with adjoining dining room which is characterised by its impressive stone-built inglenook fireplace and convivial feel. French doors welcome a good flow of natural light and direct access onto the side garden, ideal for entertaining during the warmer months. The traditional kitchen runs along the north side of the property and gives way to the conservatory which has most recently been used as an art studio. A large utility room also provides access to the rear courtyard and cellar. The first floor is home to four double bedrooms which are serviced by the family bathroom.

Externally, the fully enclosed south facing garden which wraps itself around the side of the property is a veritable suntrap and is home to a diverse collection of mature plants and shrubs. There is also off-street parking to the front of the property. Offered with no onward chain.





## CONTACT

### Flowers Estate Agents

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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</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	

#### Services

UTILITIES: Connected mains drains, water Electric  
Oil Central Heating.  
COUNCIL TAX BAND: E  
TENURE: Freehold

Upper Heyford is desirable village within the Cherwell Valley which benefits from a Parish Church, Public House and village hall. The recently developed Heyford Park also offers an array of community facilities including the local school which is currently rated 'Good' by Ofsted. The market towns of Bicester and Banbury provide a multitude of shops and amenities for more specialist requirements. The area benefits from excellent communication links with he neighbouring village of Lower Heyford offering a mainline station with links to Oxford City Centre. Furthermore. Bicester North provides train services to London Marylebone and Oxford Parkway at Water Eaton offers services to London Marylebone and Paddington.

**Local Authority:** Cherwell

**Council Tax Band:** E

These details are prepared for the convenience of prospective purchasers, and are a general outline for guidance. They do not constitute parts of an offer or contract. All descriptions, dimensions, references to permission for use or occupation, and any other details, are given in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of these details. Photographs contained in these details may have been taken with a wide angle lens.

