

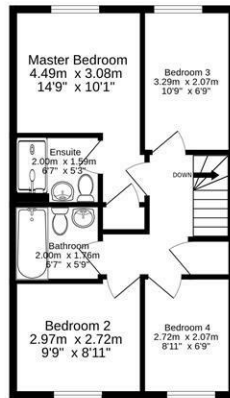
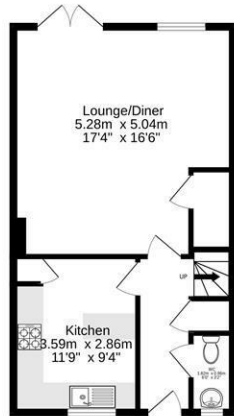
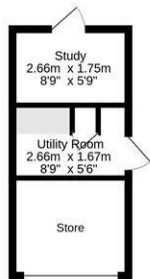


28, DACEY DRIVE, UPPER HEYFORD, OX25 5AA

FLOWERS 
ESTATE AGENTS

Ground Floor
59.6 sq.m. (641 sq.ft.) approx.

1st Floor
44.5 sq.m. (479 sq.ft.) approx.



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TOTAL FLOOR AREA : 104.1 sq.m. (1121 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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28, Dacey Drive, Upper Heyford, OX25 5AA

Freehold

- Semi-detached four bedroom home
- Modern integrated kitchen/breakfast room
- Home office
- Desirable location within easy reach of local amenities and travel links
- Immaculately presented throughout with a high quality finish
- Large open plan reception/dining room
- Fully enclosed and landscaped rear garden ideal of entertaining
- EPC Rating B | Council Tax Band D

Constructed in 2016, this immaculately presented four bedroom home is situated within the popular Heyford Park development. Characterised by its set of tastefully designed and versatile living spaces, the property is perfectly aligned for modern day family life.

Upon entering, a strong flow of natural daylight is immediately apparent. Presented in a palette of neutral bright tones, the ground floor comprises entrance hall, cloakroom and modern integrated kitchen/breakfast room. A large reception/dining room spans the width of the ground floor and French Doors frame the beautifully landscaped rear space.

There are four bedrooms on the first floor, including a principal suite with an en-suite shower, and a separate family bathroom.

Outside, the current owners have thoughtfully converted the detached garage into home office, utility room and storage area. There is also side access to an attractive rear garden with mature borders, lawn and patioed areas. Driveway parking for two vehicles is available. Viewings highly recommended.





CONTACT

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	83	
(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	

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 the 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.

Services

UTILITIES: Connected to mains services

TENURE: Freehold

Local Authority:

Council Tax Band: D

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.

