



Connells

Station Road
Lower Heyford Bicester

Station Road
Lower Heyford Bicester OX25 5PE

For Sale Offers in Excess of
£300,000



Property Description

Nestled in a rural sought-after village location, this charming two-bedroom character cottage is believed to date back to the early 1800s and offers a lovely mix of period features and everyday comfort, whilst within easy access to Lower Heyford train station providing direct access into Oxford, along with London and Birmingham.

Inside, the cosy living room is full of charm, with exposed ceiling beams, a welcoming log burner set into the fireplace, and built-in shelving tucked neatly to the side, perfect for firewood storage. A bay window to the front brings in plenty of natural light and adds to the cottage's warm, inviting feel.

To the rear, the kitchen-diner is well laid out, with an integral oven and electric hob, offering space to cook and dine in a relaxed, homely setting. Upstairs, there are two bedrooms and a smart shower room, all well-proportioned and ready to move into.

Outside, a path leads to a private rear garden, which enjoys open views across the fields, ideal for a quiet morning coffee or evening wind-down. The property also benefits from tandem off-street parking for two cars, a rare bonus in such a picturesque, village location.

A lovely home full of character and charm, viewing highly recommended

Living Room

Wood textured laminate flooring, bay window to front of property, wood beamed ceiling, log burner fireplace with built in side wood storage area, built in storage, access to hallway

Hallway / Utility

Tiled floor, built in storage, space for washing machine and fridge, door to rear garden

Kitchen Diner

Tiled floor, partially tiled walls, integral oven, electric hob, extractor, built in storage, space for dishwasher, window to rear of property. Stair access to first floor

Landing

Carpet, access to bedrooms and shower room, loft access point

Bedroom One

Double bedroom, carpet, built in storage, window to front of property, loft access point

Bedroom Two

Single bedroom, carpet, built in storage, window to rear of property

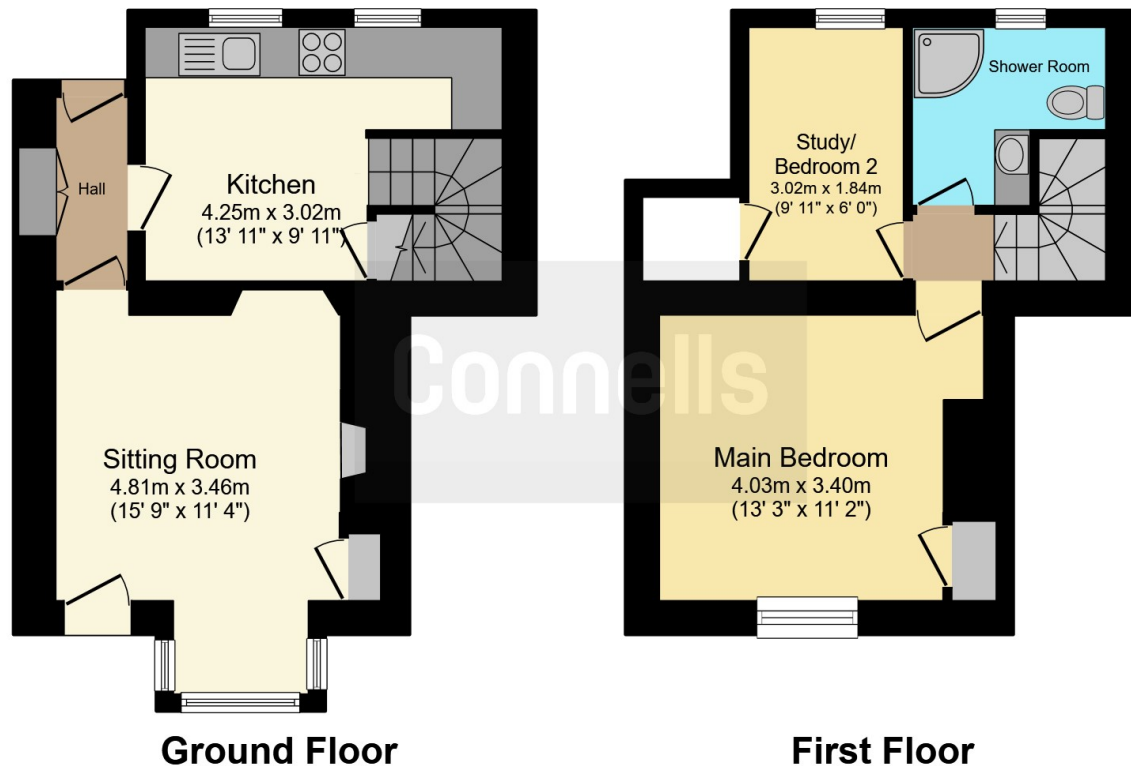
Shower Room

Vinyl flooring, shower cubicle, WC, basin, towel rail, window to rear of property

Location

The property is well situated and is within walking distance of Lower Heyford station, that offers direct train access to Oxford City train station, and connects to both London and Birmingham





Total floor area 60.2 m² (648 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01869 244761
E bicester@connells.co.uk

5 Market Square
 BICESTER OX26 6AA

EPC Rating: C Council Tax
 Band: B

view this property online connells.co.uk/Property/BIC309375

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: BIC309375 - 0008

