ESTATE AGENTS
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SPIRE & SHIRE

Family

Family

3 The Old Post Office Heyford Road, Middleton Stoney, OX25 4AN **Offers Over £240,000**

So much more character and charm than anything else available near this price! Great space, good condition, and very convenient.

A large two/three bed apartment in a charming converted Victorian Post Office. Great character including original bread oven, plus generous parking, just a few minutes' drive from the M40 and Bicester North rail station - not to mention lovely open countryside. Share of freehold.

The Old Post Office was converted in approximately 1989 into 3 separate dwellings. Number 3 occupies much of the ground floor but also includes a quirky first floor bathroom and second floor loft room that's a great extra bedroom, study or whatever you fancy. The overall space is far greater than many two bedroom cottages. And it is far more charming, characterful than most - a quirky, interesting and very likeable place in which you instantly feel at home.

Entering from the car park, the kitchen is a generous size with modern units running down three sides, offering more than enough storage for most needs. The breakfast bar is placed at the rear hence it's also a genuine place for dining, with a view to the rear that is surprisingly pleasant. While the generous parking runs along the left, the whole area also features various trees and even a paved seating area, all enclosed by pretty stone walling - with the view beyond that being open farmland.

Through the hallway the living room opens out, offering surprisingly generous living space. The great proportions will easily house a large suite of seating with ample room to spare for chests, cabinets and the like. As seen in our photos, it can also house a dining table with ease. And in addition, the original bread oven still exists, a wonderful central feature.

Off to the left the corridor leads to the front door. There are two bedrooms on this floor. The first is the more compact of the two double rooms, albeit offering enough room for a double bed and wardrobe. Next to it, the larger bedroom is a great size and very smart,. There's ample space for a range of furnishings, and rather delightfully it also includes a working wood burner. A large window also ensures it has wonderful natural light.

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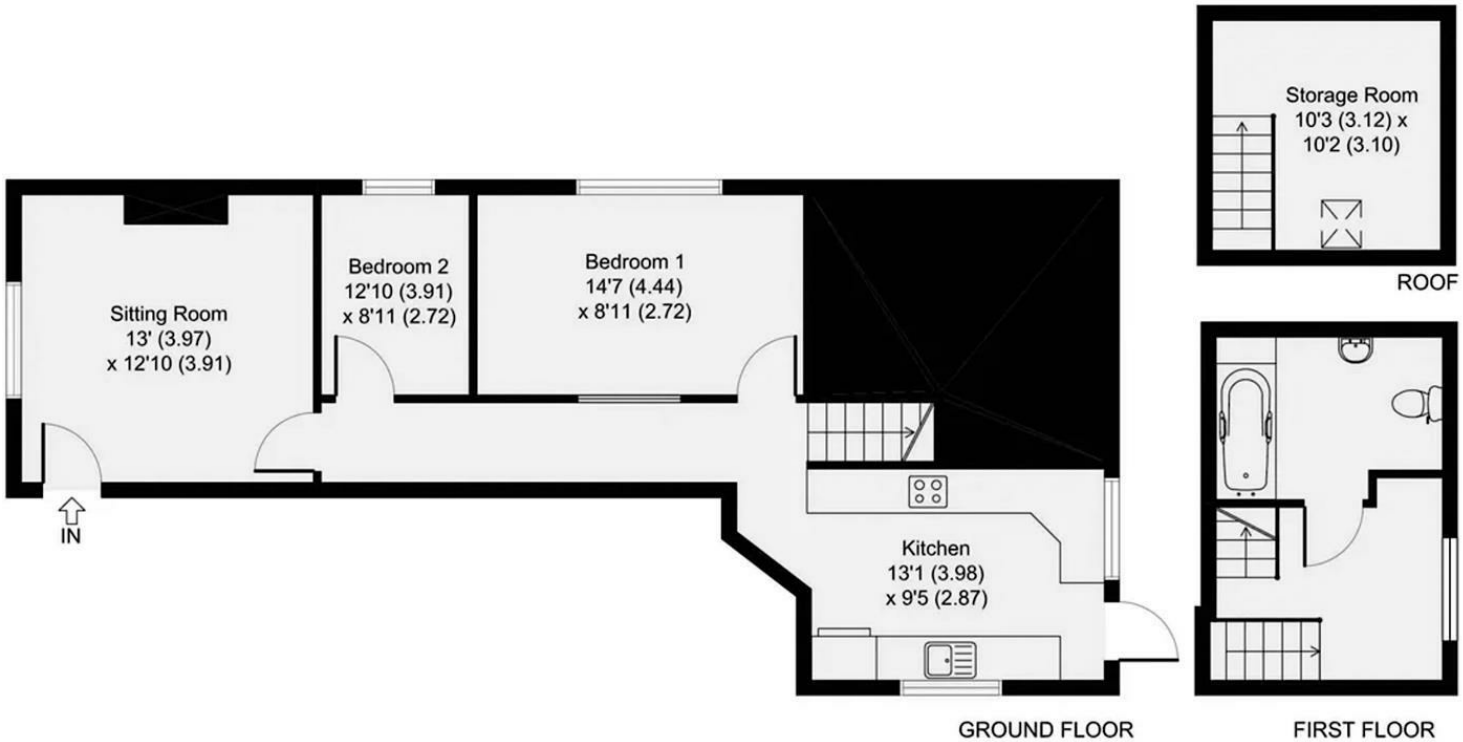
Back across the living room, stairs rise to a large landing. This features a window offering a charming view overlooking the fields behind, and the size is such it's ideal as an extra space for perhaps a home office, reading area with an easy chair, or something similar. The bathroom also occupies this floor, with a traditional white suite and a thermostatic shower over the bath.

From here, paddle stairs rise to a third floor. Up here, you find a room that simply oozes character and charm. Open into the vaulted space in the roof eaves, the room is used by our vendor as a really sumptuous double bedroom as it's so well separated from the rest of the property. With a large velux window providing a fantastic view across the village and fields, it's also bright and welcoming.

Outside, the parking is reached via a driveway to the right of the building. This runs round to a large gravelled car parking area with two allocated parking spaces immediately behind the kitchen. To one end there is also a paved seating area in addition to a shed. The overall space is so good and so secluded our vendor frequently sits out for meals or just a sunny glass of wine!

APPROX. GROSS INTERNAL FLOOR AREA 850 SQ FT / 79 SQ M



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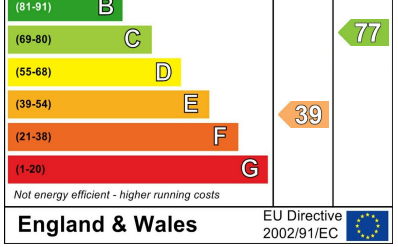

Mains water & electric, oil CH, £600 pa maintenance
Cherwell District Council
Council Tax Band C
£2,253-72 p.a. 2026/7
Share of freehold

- Delightful Victorian conversion
- 3rd top floor room
- Bath with shower above
- Interesting & characterful
- Lovely, spacious living room
- Parking to rear
- 2 good sized bedrooms
- Ample kitchen/breakfast room

to discuss this property or to arrange a viewing please call, or drop us a line
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https://www.cridlands.co.uk

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