

Property details approval form

7 Cherwell Bank, Lower Heyford, BICESTER, Oxfordshire, OX25 5NX

Date: 19 December 2025

Property Ref and Version: BIC309460 - 0004

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Selling your home with us!

○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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○ Price

£395,000

Tenure: Freehold

○ Key Features

- > Energy Rating: C
- > Well Presented Semi-Detached Property
- > Living Room with Log Burner and Garden Views
- > Extended Kitchen
- > Dining Room with Additional Multiuse / Study
- > Three Bedrooms
- > Family Bathroom and Ground Floor Cloakroom
- > Driveway Parking and Private Rear Garden
- > Desirable Village Location

○ Short Description

Set at the end of a quiet cul-de-sac in a sought after village location, this spacious three-bedroom semi-detached property boasts a cosy log-burner lounge, extended kitchen, versatile study, generous bedrooms, driveway parking, and a private rear garden.

○ Long Description

Set in the heart of Lower Heyford, located at the end of a quiet cul-de-sac, this extended three-bedroom semi-detached home is beautifully presented throughout and offers a warm, welcoming feel from the moment you step inside.

A bright entrance hall leads into the thoughtfully extended kitchen area, designed with everyday living in mind and links to the cloakroom and a versatile study/multi-use room, ideal for working from home or creating a snug or playroom.

The dining room, accessed via the entrance hall, provides views and access to the rear garden, while the cosy living room, complete with a log burner, provides the perfect place to unwind.

Upstairs are three well-proportioned bedrooms and a modern family bathroom.

Outside, the property has a larger than average rear garden, offering plenty of space for relaxing or gardening, and the front provides convenient driveway for parking vehicles.

All in all, a lovely home in a sought-after village setting and within walking distance to the Heyford Station, which has links to Oxford and London. Ready to move into and enjoy.

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○ **Directions**

○ **Agents Note**

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○ Room Description

Entrance Hall

Laminate floor, access for stairs, under stairs storage, access to kitchen and dining room

Dual Kitchen Area

Tiled floor, wall and base units, range cooker, new boiler, space for dish washer, fridge freezer, washing machine, dryer, window and stable door to front of property. Access to cloakroom and study / multiuse room

Study / Multiuse Room

Laminate floor, loft hatch point, door to rear garden

Cloakroom

Tiled floor, WC, basin, radiator, window to side of property

Dining Room

Laminate floor, patio doors to rear garden, double door access to living room

Living Room

Laminate floor, log burner fireplace, window to rear of property

Landing

Carpet, access all bedrooms and bathroom, window to front of property, loft access point

Bedroom One

Double bedroom, window to rear of property, wooden panel flooring

Bedroom Two

Double bedroom, wooden panel flooring, built in storage cupboard, window to rear of property

Bedroom Three

Wooden panel flooring, window to front of property

Family Bathroom

Wood panel floor, bath, electric shower, wc, basin, towel rail, partially tiled walls

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○ Property Images



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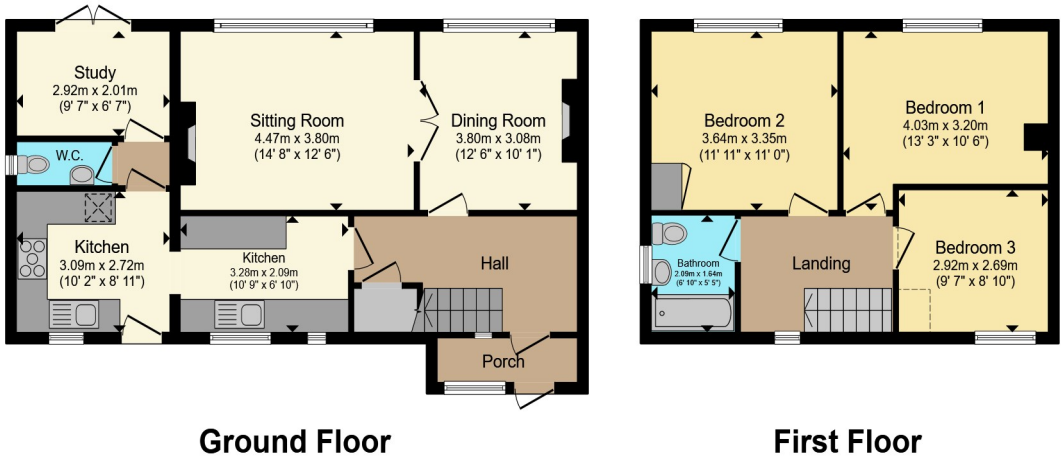
○ Property Images



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Floor Plan



Total floor area 104.8 m² (1,128 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.propertybox.io



Approval

Signature		Date
Kevin Warman		
Mr S. Turley		