





56, Freehold Street, Lower Heyford, OX25
5NT

Offers Over £300,000

A fine chance to buy a cottage ripe for extension, or just update it and enjoy the wonderful plot.

Offering significant potential for improvement and extension (subject to permissions), a pretty Victorian cottage with three beds, living room with fireplace, various outbuildings, set in a plot with a gated parking area and delightful views in all directions. NO CHAIN.

Lower Heyford is a delightful village. Nestling in a valley with the River Cherwell parallel to the Oxford canal the local scenery is wonderful, with farmland surrounding the village. There is a good local school, a lovely old pub (currently closed but to be refurbished), local store, and access to all points of the compass is exceptional with the M40 and A34 close by plus the Heyford station (Cherwell line) within the village. For those looking for a rural existence combined with nearby access to all amenities there are few better villages in North Oxfordshire.



Number 56 has been let to a long term tenant for decades, hence today it is in need of modernisation. However, the house is well placed to take advantage of some of the best views in the area, overlooking farmland to the rear. It also sits in an unusually generous plot with huge scope to extend and improve.

The entrance to the house is on the left side, opening into a small inner hallway off which are the stairs. A door leads directly into the living room, a light room that is well proportioned, and welcoming with a fireplace to the side. With a large window to the front looking over the garden and quiet lane, it's a very pleasant room; and the fireplace is an attractive feature. To the rear a door leads into the kitchen which is the full width of the house hence quite a good size. Behind the kitchen a small inner porch gives access to the downstairs bathroom. Beyond that a covered area links the house to a pair of brick outhouses, one a good sized workshop and the other a smaller store room

Upstairs, there are three bedrooms. The largest overlooks the lane to the front, with a pleasant view across the roofs opposite as the house sits in an elevated position. The two further bedrooms overlook the lovely fields behind as well as your own lengthy garden, worth noting on the left hand of the two double aspect hence also giving you a pretty view back up the village lane to the side.



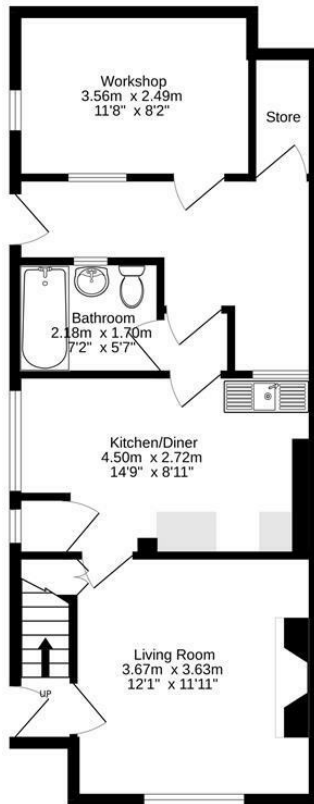


Outside, the plot is very unusual for such a cottage. The width to the front is considerable. First, there's a gated pedestrian entrance leading through a gate and up steps to the front door. To the left of this, a driveway has been dug out for a single vehicle behind gates; this could be extended if needed. The plot measures around 30 feet in width to the left of the house. this extends around 75 feet from front wall, past various sheds and the outbuildings to the stone wall at the rear.

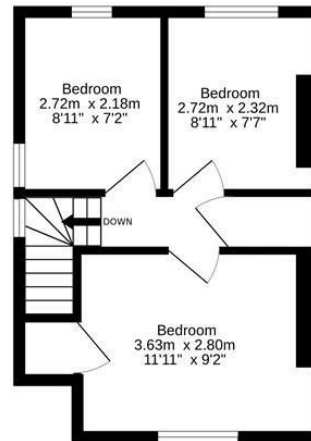
Thereafter a further piece of land is included, around 60 feet in length, with a large timber outbuilding, directly overlooking the fields. It's a lovely plot, offering plenty of scope to extend and hugely improve the house, to take maximum advantage of the lovely setting and view.



Ground Floor
50.6 sq.m. (544 sq.ft.) approx.



1st Floor
27.3 sq.m. (293 sq.ft.) approx.



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TOTAL FLOOR AREA : 77.8 sq.m. (838 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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Material Information QR code:



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	36	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Mains water, electric, oil heating
Cherwell District Council
Council tax band C
C.£2,251.86 p.a 2026/27
Freehold

- Charming setting
- Three bedrooms
- Driveway
- Delightful plot
- Living room with fireplace
- Lovely views
- Ripe for extension (stpp)
- Various outbuildings
- No chain

Important Notice

These particulars are offered on the understanding that all negotiations are conducted through this company. Neither these particulars, nor oral representations, form part of any offer or contract and their accuracy cannot be guaranteed. Any floor plan provided is for representation purposes only, as defined by the RICS Code of Measuring Practice and whilst every attempt has been made to ensure their accuracy the measurements of windows, doors and rooms are approximate and should be used as such by prospective purchasers. Any services, systems and appliances mentioned have not been tested by us and we cannot verify that they are in working order.

To discuss this property or to arrange a viewing please call, or drop us a line
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