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ESTATE AGENTS
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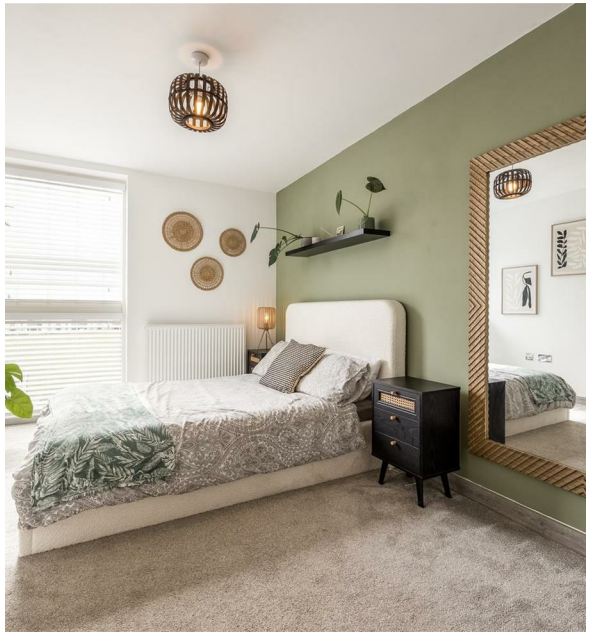
SPIRE & SHIRE

# Flat 9 The Gate House, Upper Heyford, OX25 5BX

**Guide Price £114,000**

**That view...! With this spec, this space, and this outlook, in this location, it's hard to find anything but praise for this thoroughly splendid apartment!!**



A thoroughly stylish and very light top floor apartment with balcony, overlooking the expansive village green available for £114,000 for the 40% share. Two generous bedrooms, en-suite and bathroom, lift, and dedicated parking, right in the centre of the Park.

Heyford Park is a vibrant, growing development with - amongst others - a new school, gym, Sainsburys, a new bar/restaurant, and a wide range of other new amenities. Surrounded by glorious farmland, it has all the advantages of a rural village combined with the accessibility of a town. Rail access is excellent with Lower Heyford village, just a mile away, having a station feeding to Oxford and London Paddington, Bicester North station is 6 miles East with frequent trains into London Marylebone, a journey that takes as little as 40 minutes at peak times. Road links are also straightforward with both the M40 and A34 a short drive away.

Heyford Park contains a wide and diverse variety of properties. But until very recently, there were few apartments to choose from. The Gate House is a smart development dead central to the development. Consequently, the bus stop is just opposite, as is the beautiful, large village green, and on the ground floor amenities range from a Sainsbury’s to a pilates studio, dentist and others. Even the pub and restaurant are barely 100m away! For convenience it has a few rivals. But in addition, it’s stylish, light and welcoming, with high-quality fittings that make the whole experience extremely appealing.

At the top of the entrance stairs, the door to the apartment opens into a light and attractive hall. On the left, a pair of doors open into a vast cupboard, providing excellent storage. Take a right and continue to the end of the corridor, where the wonderful, open plan living space welcomes you. On the right, the kitchen is up to the minute modern and very stylish, with units running round three sides. Modern down lighters, plus under-lighting for both the wall and base cupboards makes the whole space bright and easy to use. A broad expanse of worktops provide generous working area. And fitted electrical items include an inset stainless steel sink plus fitted oven and hob, a dishwasher and fridge fridge freezer.

With your back to the kitchen units, the living space opens up away from you. It’s broad and generous with more than ample room for a large suite. But your eye is immediately drawn past the living space and through the wide sliding doors at the end. Being on the top floor, with a balcony surrounded by glazing, the view over the green beyond is sublime! It also faces south, so the natural light is as good as any you are likely to find. For sunny dining, there are few better venues.

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The apartment contains two bedrooms. The larger sits at the other end of the hall and is palatial. This room provides ample space for you to organise it however suits you. Whether you want multiple wardrobes or even the ability to put in some extra beds, it is up to you as you are not limited by the space. It is served by an immaculately presented en suite, with a very good sized shower that features both a “soaker“ head above and a flexible wand.

Bedroom two next door is a little smaller but don't be fooled as this is a relative term. It’s a generous double bedroom with ample space for a large double with wardrobes and chests alike as you wish, and both enjoy that same delicious view out across the green. Opposite bedroom two is another bathroom, this time featuring a full size bath, which is presented to the same high standard and decor as the ensuite.

Outside, being on the top floor of the block, there is a lift to the ground floor as well as a staircase. And on the north side the apartment benefits from a pair of parking spaces and there is also ample visitor space when required. In terms of places to stretch your legs, the old Roman road (Aves Ditch) is a tree-lined avenue less than half a mile away, a peaceful place for walking that continues for several miles. Further footpaths across fields and minor roads head to nearby villages offering various pubs, village halls, canal paths and the like.

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# FIRST & SECOND FLOOR

NORTH

**PLOT 805 / 811 / 800 / 806**
2 BEDROOMS - 748FT²

| | |
|---|---|
| LIVING / KITCHEN / DINING<br>5.4 x 4.9m (18'1" x 16'5') | BATHROOM<br>2.1m x 1.9m (7'7" x 6'7") |
| BEDROOM 1<br>3.8m x 3.8m (13'2" x 12'10') | EN SUITE<br>2.1m x 1.6m (7'7" x 5'7") |
| BEDROOM 2<br>2.6m x 3.8m (8'10" x 12'10") | |

**PLOT 804 / 810 / 801 / 807**
2 BEDROOMS - 703FT²

| | |
|---|---|
| LIVING / KITCHEN / DINING<br>5.0m x 5.0m (16'9" x 16'9") | BATHROOM<br>1.9m x 2.1m (6'7" x 7'3") |
| BEDROOM 1<br>3.8m x 3.3m (12'10" x 11'2") | EN SUITE<br>1.6m x 2.1m (5'7" x 7'3") |
| BEDROOM 2<br>3.8m x 2.5m (12'10" x 8'6") | |

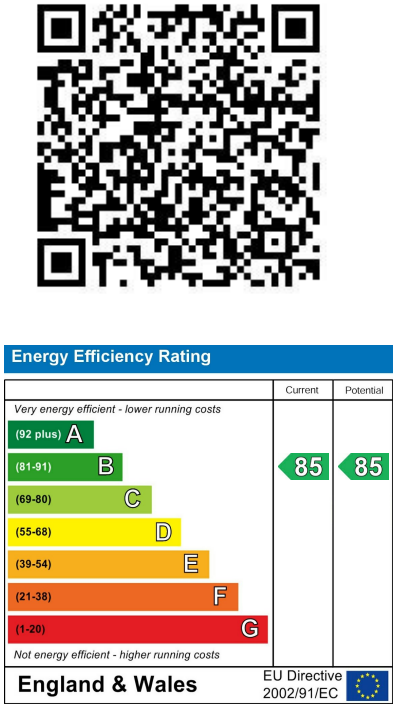
**PLOT 803 / 809 / 802 / 808**
2 BEDROOMS - 776FT²

| | |
|---|---|
| LIVING / KITCHEN / DINING<br>4.0m x 7.1m (13'5" x 23'11") | BATHROOM<br>1.9m x 2.1m (6'8" x 7'7") |
| BEDROOM 1<br>2.9m x 5.2m (9'10" x 7'7") | EN SUITE<br>2.2m x 1.8m (7'7" x 6'3") |
| BEDROOM 2<br>2.9m x 3.7m (9'10" x 12'10") | |

- South facing with balcony
- Ensuite shower & bathroom
- Broad living area
- Gorgeous top-floor views
- Open-plan living
- Dedicated parking
- 2 generous bedrooms
- Stylish fitted kitchen
- Lift and stair access

**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.

**Material Information QR Code:**

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£1,945.85 p.a. 2026/7
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