





2 Herald Way, Bicester, OX26 4SF

Guide Price £350,000

**Recent extension, upgraded electrics, heating, modern double glazing, great living spaces and masses of useful storage make this a tempting prospect for any growing family.**

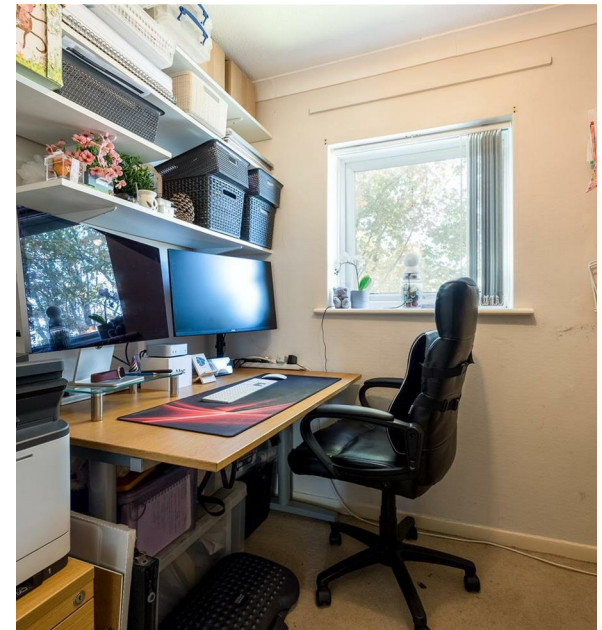
A cleverly extended end of terrace house with fantastic 18 x 17 ft kitchen and South facing garden, set in the popular Glory Farm area of Bicester offering great amenities & access. Three bedrooms, a separate living room, bathroom with shower, set well back behind tree-lined frontage.

These days, Bicester needs little to no introduction. A thriving town with many amenities, it's most famous for the shopping outlet of Bicester Village (known worldwide as a visitor destination...) plus the hub of classic car restoration/sales excellence that is Bicester Motion. Access to London Marylebone can be gained by rail in as little as 40 minutes with frequent services, and the road network via A34, M40 and A43 reach all points of the compass. And locally there are a myriad of popular shops, pubs, restaurants.

This suburb of Bicester, Glory Farm, is very popular with families primarily because of the mix of good schools and local amenities. With everything from a couple of pubs, a post office, various sports fields, to playgrounds and some gorgeous leafy walks, it's no surprise.

Number 2 is one of a small terrace of light, bright three-bedroom homes set well back from the roadway behind a broad frontage. With well-proportioned rooms and large windows, it feels open and inviting. A much-loved family home for over 20 years, the owners have enjoyed being part of the friendly local neighbourhood and school community, making many happy memories along the way. Where this house really stands out is the fabulous rear extension. Completed in 2020, the full-width addition has transformed the original kitchen into an impressive 18'3" x 17'7" (5.57 m x 5.35 m) open-plan kitchen/dining/family room, creating a wonderful space for everyday family life and entertaining.

The front door opens into a welcoming hallway, with stairs rising to the left. Beneath the staircase is a surprisingly spacious area, currently used as a radio broadcasting workspace. which could equally accommodate a desk for home working. Ahead is the first glimpse of the large kitchen space beyond. To the right is the separate living room, a lovely, comfortable space with a floor-to-ceiling window offering excellent natural light and a peaceful outlook over the unusually deep lawned frontage framed by trees. Generously proportioned, it provides ample room for a large suite of furniture, making it an inviting place to relax away from the main family living area.



2 Herald Way, Bicester, OX26 4SF

Guide Price £350,000

Back to the hall, at the rear the door opens into a kitchen that's the perfect family space for all needs. On the right, the modern set of units wraps around three sides, complete with a fantastic peninsula that, unusually, features storage cupboards and drawers on both sides, plus a breakfast bar at the end. A Neff oven and hob are fitted. The sink is positioned within another run of cupboards to the left, with plumbing and space beneath for a dishwasher and washing machine. The layout provides generous preparation and working space across the broad worktops.

The area beyond is equally impressive, with glazed doors opening onto the south-facing garden and rooflights overhead flooding the room with natural light. There is plenty of room for comfortable seating, a dining table and television, creating a wonderfully flexible space for family living and entertaining.

Upstairs there are three bedrooms. The smallest has been used for many years as a dedicated home office, providing an ideal space for working from home, but would equally make a lovely child's bedroom. It also benefits from a useful shelving area above the stairs, providing additional storage while maximising the available floor space. Next door, a pleasant double bedroom shares the same view of the frontage and offers ample space for a bed, wardrobe and additional bedroom furniture. The largest bedroom overlooks the rear garden and is generously proportioned, comfortably accommodating a full bank of wardrobes along one wall while retaining plenty of floor space.

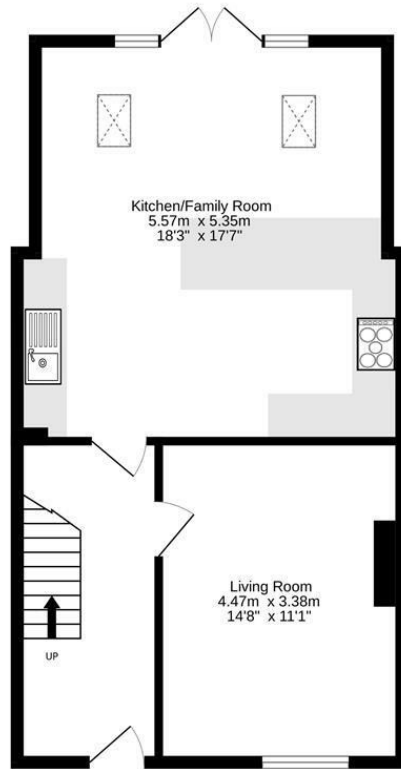
Serving all three bedrooms, the family bathroom was originally two separate rooms, resulting in a good-sized space with a white suite, thermostatic shower and glass screen. The loft is approximately half-boarded, providing useful additional storage space for household items and seasonal belongings. There is also a generously sized airing cupboard with fitted shelving.

Outside, the house sits back behind a lovely, deep lawned area with trees running along the edge of the path. At the rear, the garden is mostly lawn, surrounded by a mix of brick walls and close board fencing and there's a gate at the rear which leads to a broad, unallocated space used by this small collection of houses for parking. As the garden faces South, it offers great, uninterrupted natural light throughout the day.

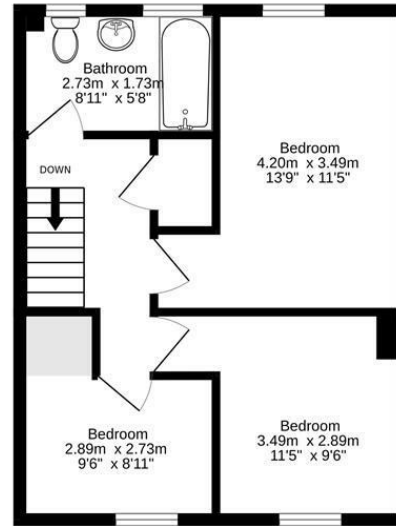




Ground Floor  
51.9 sq.m. (559 sq.ft.) approx.



1st Floor  
37.7 sq.m. (406 sq.ft.) approx.



Produced by wideangles.co.uk

TOTAL FLOOR AREA : 89.6 sq.m. (965 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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.  
Made with Metropix ©2026



- Brilliant location
- Three bright bedrooms
- South facing garden
- Many local amenities
- Family bathroom
- Double glazed
- Extended kitchen/diner
- Separate living room
- New boiler 2023

#### 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:



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         | 85        |
| (69-80) <b>C</b>                            | 75                      |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

Mains water, electricity, gas CH  
Cherwell District Council  
Council tax band C  
£2,322.63 p.a. 2026/27  
Freehold

to discuss this property or to arrange a viewing please call, or drop us a line  
[interested@cridlands.co.uk](mailto:interested@cridlands.co.uk)

01869 343600

<https://www.cridlands.co.uk>