ESTATE AGENTS
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SPIRE & SHIRE

Black Horse Cottage, 1 Station Road, Lower Heyford, Oxfordshire, OX25 5PE **Offers over £350,000**

The archetypal stone cottage. Beams, exposed roof timbers, a wood burner, stable door, what more could you ask for?

Lower Heyford is a delightful village. Nestling in a valley with the River Cherwell parallel to the Oxford canal, farmland surrounds the village and the local scenery is wonderful. There is a good local school, a lovely old pub, local store, and access to all points of the compass is exceptional with the M40 and A34 close by and the Cherwell Valley railway line Heyford station 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.

Blackhorse Cottage is a lovely house. In recent years our vendors have carried out many improvements, and this has included a stylish extension of the kitchen to provide significantly better downstairs space - created by a renowned local builder we use personally and professionally. The finish is exceptional, so much so that we gave up looking for faults and quickly started to enjoy how relaxed and comfortable this house really is. It also flows well, with a layout that is easy to use. And that's just the inside. Outside, there is good enough off-road parking for three cars. And then there's the garden, a generous oblong of landscaped lawn overlooking the fields beyond. For what it's worth, those who might dismiss its roadside location would be missing a trick. In the house there is little noise, and what there is recedes outside normal commuting times. And with panel fencing to the front plus its orientation towards the rear, the road intrudes little on the garden. Come and see for yourself...

- **Stunning extension & renovation**
- **Huge character throughout**
- **Kitchen with vaulted ceiling**
- **3 characterful bedrooms**
- **Living room with wood burner**
- **Well proportioned dining room**
- **Generous parking**
- **Private landscaped garden**

- **Bicester 7 miles**
- **Oxford 11 miles**
- **M40 5 miles**
- **London rail link <1 mile**
- **Superfast broadband**

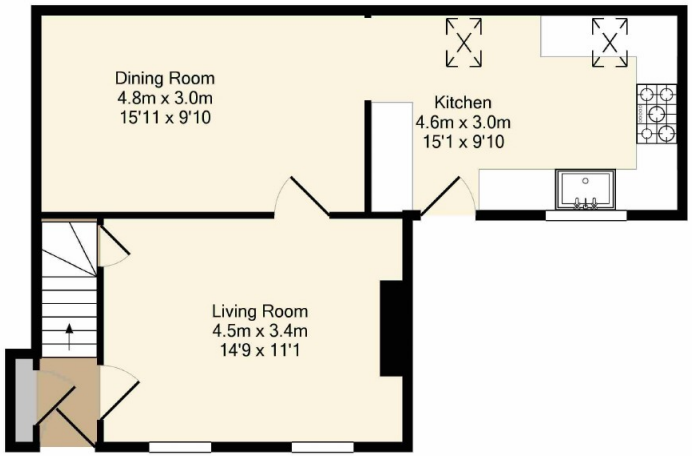
Approximate distances & times

- **Mains water, electric, oil heating**
- **Cherwell District Council**
- **Council tax band D**
- **£1,770-04 p.a 2018/19**

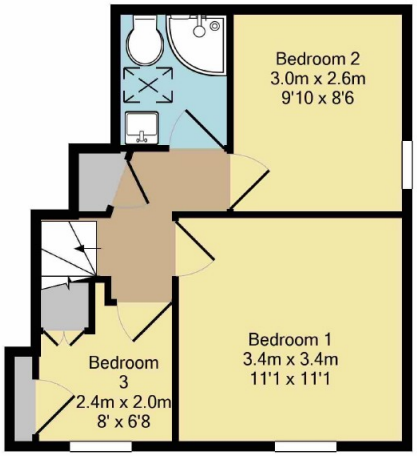
Entering the kitchen, the stable door sets the tone as you walk in, where you find an exceptionally attractive and well-planned kitchen space. Farmhouse wooden units with sturdy stone tops wrap around three sides, with a Belfast sink and a range cooker exactly what one would hope for. The light in here is stunning, with the roof lights in the vaulted ceiling bouncing natural light throughout. Looking up, the exposed roof trusses just ooze character. The whole adds up to a space that continues to impress with its style, but is also very practical. Continuing the theme, the kitchen flows straight into the dining room, which is well proportioned with more than enough space to seat eight or ten round a large table, with room to spare for a dresser/ sideboard etc. Next door, the living room exhibits all the character we could wish for. Beams overhead and a lovely fireplace with wood burner instantly set you at ease. But it is also a practical space, with enough room for a good size suite of furniture, and alcoves for book shelves or cabinets as desired.

Upstairs there are three bedrooms. The master features the same attractive vaulted ceiling as the kitchen, amplifying the feeling of what is in any case a good sized room. Bedroom two is another good double, with gently sloping eaves to one side adding character. Bedroom three is set up currently as a study, featuring built-in wardrobes and storage, but could easily be used as a single bedroom if desired. Serving all three, the bathroom has been elegantly fitted with a smart modern suite that also includes a large shower and a tiled floor.

Outside needs explaining. There is parking immediately outside the front of the house on a hardstanding if desired. To the right of the house is a block-paved driveway area. Part of this belongs to the adjoining neighbour, with the rear half belonging to this cottage - with space for two cars with ease. Steps up to the side of the parking lead to our garden - note this means it is not directly next to the house. This is a good size, very private and enclosed to the front by panel fencing. Landscaped throughout, there is a pergola over a terrace next to a front border that is packed with a wide range of attractive plants. There is a shed with power, an outside plug socket and also a log store. And to the rear, the view across fields extends for miles.



Ground Floor
Approx. Floor
Area 46.5 Sq.M.
(500 Sq.Ft.)



1st Floor
Approx. Floor
Area 32.2 Sq.M.
(346 Sq.Ft.)

Total Approx. Floor Area 78.6 Sq.M. (846 Sq.Ft.)

Measurements are approximate. Not to scale. Illustrative purposes only. Produced by wideangles.co.uk
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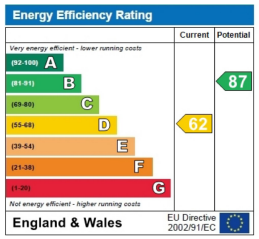

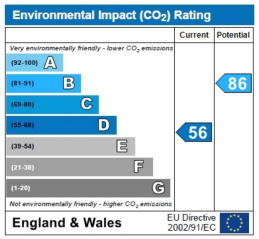

Important Notice
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to discuss this property or to arrange a viewing please call, or drop us a line
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