



Heyford Road, Somerton

Carter Jonas

SHAMBLES, 5 HEYFORD ROAD, SOMERTON, OXFORDSHIRE OX25 6LN

Sitting/dining room, kitchen, garden/family room, utility, WC, sauna and wet room, 4 bedrooms (1 en-suite), family bathroom
Garage/workshop, mature gardens.

DESCRIPTION

Positioned within this attractive North Oxfordshire village, this charming residence has been thoughtfully extended and improved to create a versatile and welcoming family home. Combining character features with practical modern living, the property offers spacious reception areas, four bedrooms, and a range of lifestyle amenities including a garden room, sauna and outdoor entertaining areas.

The accommodation is entered through a welcoming entrance hall, leading to a spacious dual-aspect lounge/dining room featuring an attractive log-burning stove and direct access to the rear garden. The fitted kitchen offers a range of wall and base units with ample workspace and storage with breakfast bar. The adjoining garden/family room enjoys views over the rear garden and benefits from a further log-burning stove, creating a cosy yet versatile living space throughout the year. Completing the ground floor is a spacious utility room with plumbing for laundry appliances and storage facilities, along with a wet room, a fully equipped sauna room, and a separate cloakroom/WC. To the first floor, the impressive principal bedroom features a vaulted ceiling, countryside views and an en-suite wet room. There are three further well-proportioned bedrooms all served by a family bathroom, the third bedroom, a small single room, is currently used as a study, all served by a family bathroom. Outside

To the front of the property, a substantial driveway provides off-road parking for several vehicles and leads to a tandem garage and workshop, complete with light, power and access to the garden. The rear garden has been designed for both relaxation and entertaining, enjoying a high degree of privacy.

AN ATTRACTIVE LINK-DETACHED FAMILY HOME, SITUATED IN THE PRETTY VILLAGE OF SOMERTON, ENJOYING COUNTRYSIDE VIEWS, GENEROUS LIVING ACCOMMODATION INCLUDING A GROUND FLOOR SAUNA, DRIVEWAY PARKING, GARAGE/WORKSHOP AND LANDSCAPED GARDENS







A covered decking area adjoins the garden room, creating an ideal space for outdoor dining. A further entertaining terrace to the rear of the garden features a pizza oven and fire pit, while lawned areas extend to the side of the property, providing space for children to play and families to enjoy.

SITUATION

Somerton is a picturesque and historic village with river and canal-side walks, nestled within the rolling countryside of the Cherwell Valley. The village enjoys a thriving community centred around its impressive village hall and historic Church of St James. The Neighbouring amenities at Heyford Park, include Heyford Park Free School, Nursery, a neighbourhood centre with retail outlets, medical centre, and a restaurant, in addition, nearby Deddington also provides an excellent range of everyday amenities including a monthly market. Soho Farmhouse, also a short drive, offers luxury entertainment, dining, culture and boutique accommodation.

There is easy access to Bicester North train station (8 miles) which offers a commuter service to London Marylebone in around 45 minutes and you can reach Birmingham in 1 hour. Along with the Cherwell Valley railway line Heyford Station in Lower Heyford (3 miles) By road, the property is within easy reach of the M40, A41, A43 (leading to the M1) and A34.

ADDITIONAL INFORMATION

Tenure Freehold

Viewing Strictly by appointment through the selling agents Carter Jonas - T: 01865 511444



Directions to Additional Information

OX25 6LN Tenure: Freehold with vacant possession on completion.
Services: Mains electricity, water & drainage connected. Oil fired central heating.
District Council: Cherwell District Council
Council Tax: Band D
Broadband - according to Ofcom, superfast broadband is available. Mobile - According to Ofcom, there is likely to be outdoor coverage across three networks.



**Approximate Gross Internal Area 1461 sq ft - 135 sq m
(Excluding Garage)**

Ground Floor Area 801 sq ft – 74 sq m

First Floor Area 660 sq ft – 61 sq m

Garage Area 294 sq ft – 27 sq m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	73 C
39-54	E		
21-38	F		
1-20	G		

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