



Architecturally inspired with canal frontage

Cherwell House, Mill Lane, Lower Heyford, Bicester, Oxfordshire, OX25 5PG

Freehold





4 reception rooms • kitchen • study • 5 bedrooms • 3 bath/shower rooms • basement games & music room • garaging • landscaped gardens with canal frontage

Local information

Lower Heyford is a pretty village situated in a conservation area on the River Cherwell, between Oxford and Banbury. With narrow boat hire on the Oxford canal there is also a waterfront café, a parish church, country pub and small shop.

Communication is very good with a mainline station in the village with services to Oxford, Birmingham, Banbury and London Paddington. Bicester station provides more regular services to London and Birmingham. Bus services run to Oxford and Bicester and the M40 (J9 and J10) is within convenient reach.

With primary and secondary schools in Upper Heyford, the property is also well located for independent schools in Oxford and Bloxham.

Directions

Leaving Oxford on the A4260 northwards at the Hopcroft Holt traffic lights turn right to Lower Heyford. Shortly after crossing the bridge, proceed past the station, taking the left turn to Lower Heyford 'village only'. At the Bell Inn turn right into Freehold Street and then the left fork on to Mill Lane. Cherwell House is at the top of Mill Lane accessed through electric wrought iron gates.

Distances

M40 (J10) 5.5 miles, Bicester station 8 miles (London Marylebone from 52 minutes), M40 (J9) 8 miles, Oxford Airport 12 miles, Oxford 13.5 miles (distances & times approximate)

About this property

Situated on a no-through lane at the edge of the village, Cherwell House enjoys extensive canal frontage. Architecturally designed and built in 1996, the property is unique and individual. There is an outsized oak front door and the local stone and timber joists have aged sympathetically. With underfloor heating to main walkways, oil-fired heating to main rooms and a recirculating air system that uses heat exchangers to maintain clean and fresh air throughout the house.

Accommodation is arranged over three floors and lends itself perfectly to family life and entertaining. The drawing room is triple aspect with open fire place. There is a dining room and a sitting room with gas fire near the kitchen. Through an internal study is the impressive conservatory currently used as a home office. The kitchen, with Rayburn, has additional appliances including electric double oven, gas hob, dishwasher and fridge. It links to the utility room, and from there the rear access.



The basement, which runs the full length of the property, is currently used as music, hobby and games room, but offers scope for other uses such as home gym or home cinema. On the first floor the principal bedroom is triple aspect and has a dressing area and en suite bathroom which is mirrored in the guest bedroom. There are three further bedrooms and family bathroom.

Outside, the property is approached through electric wrought iron gates to gravel parking at the front of the house. There is a triple garage with electric doors and external steps to a room above, offering scope for conversion to studio/flat subject to consents. There is also a substantial workshop which includes mains power, lighting and a work bench. Landscaped gardens are well established with lawn and terrace areas and herbaceous borders.

Photographs taken July 2020.

Services

Mains services are connected. Oil fired central heating. Rayburn provides hot water to radiators. Electric Immersion tank for summer. Security alarm.

Fixtures & Fittings

Those items mentioned in the details are included in the sale. Other items may be available by separate negotiation. Contact selling agents for further information.

Tenure

Freehold

Local Authority

Cherwell District Council. Council tax band G.

Viewing

Strictly by appointment with Savills or their joint agents.





House Approximate Area = 304.8 sq m / 3281 sq ft (Excluding Void)
Basement = 129.1 sq m / 1390 sq ft
Garage Including Loft = 86.2 sq m / 928 sq ft
Workshop and Shed = 30.4 sq m / 327 sq ft
Total = 550.5 sq m / 5926 sq ft
Including Limited Use Area (26.2 sq m / 282 sq ft)
For identification only. Not to scale.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	65	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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