

ROSE COTTAGE
UPPER HEYFORD

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Rose Cottage, Upper Heyford

Bicester, OX25 2LE

A delightful 16th century Grade II listed Cotswold stone cottage beautifully restored to an exacting standard throughout whilst retaining many charming character features.

Rose Cottage enjoys a wonderful position set amongst the oldest properties in the village with views of open countryside and surrounded by highly attractive and well-established gardens.

The glorious scent of roses is immediately apparent on the approach to the front door. As you step inside the inviting hallway opens to bright and spacious sitting room, filled with natural daylight. The standout feature is the impressive inglenook fireplace with a log-burner.

The bespoke designed kitchen in the extended part of the property blends modern functionality with classic charm. There is a dining room and further generous reception room with a lovely feature fireplace.

The principal bedroom is a true retreat with its dramatic A-framed beams reaching into the steeply pitched roof and comes with fitted oak wardrobes. There are two further bedrooms and a very large bathroom.

Guide Price: £750,000

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Mature
Gardens





Approximate Gross Internal Area = 140.0 sq m / 1502 sq ft
 Garage = 26.5 sq m / 285 sq ft
 Total = 166.5 sq m / 1787 sq ft



Council Tax:
F

Parking
Double Garage &
Courtyard Parking

Local Authority
Cherwell District

EPC
EXEMPT

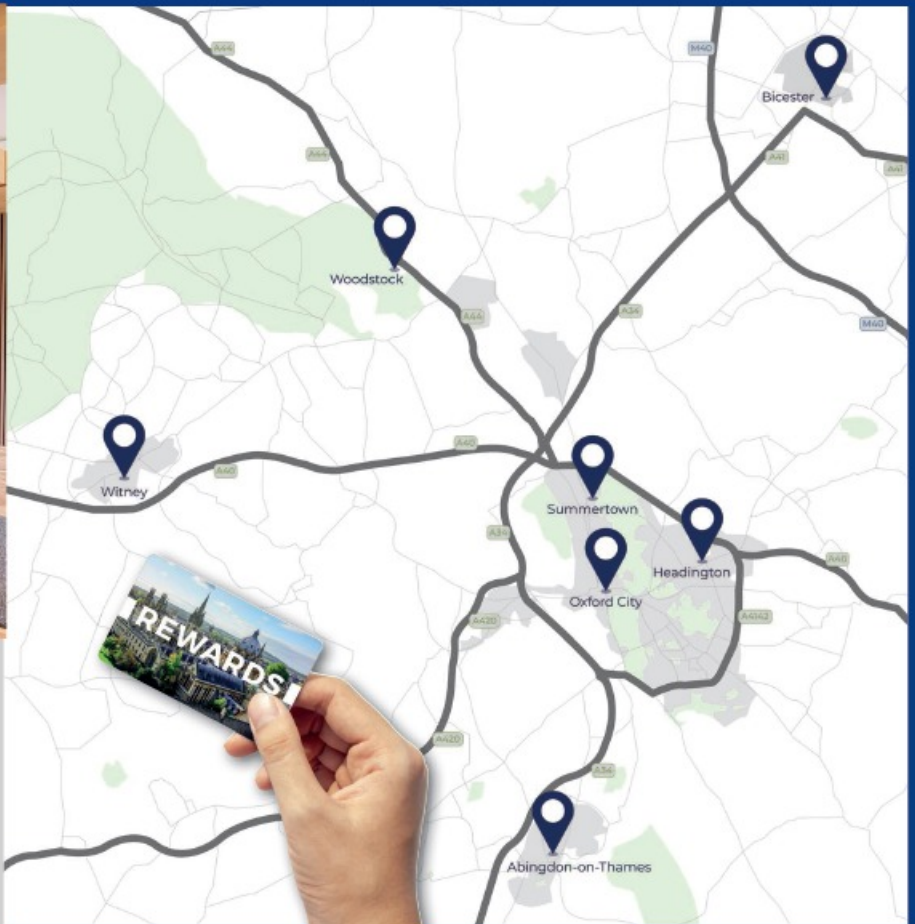
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“Location Comments”

Upper Heyford is a sought-after village, quietly situated in the heart of the Cherwell Valley midway between Oxford and Banbury. The community is vibrant with a well-used village hall and green plus an excellent local pub The Barley Mow. Many villagers also enjoy a walk of around a mile down the Oxford Canal to Lower Heyford, where a shop and cafe can be found at the idyllic canal wharf with boats available to hire and a further good pub, The Bell Inn.

Heyford Train Station provides daily services to Oxford and Banbury, changing for London/Paddington about 90 minutes, or at Bicester North and Bicester Villae.





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