



Lower Heyford, Oxfordshire

Carter Jonas

TOLL BRIDGE COTTAGE, STATION ROAD, LOWER HEYFORD, OX25 5PB

**A CHARMING PERIOD PROPERTY SET IN 0.65 ACRES OF MATURE GARDENS
ENJOYING AN EDGE OF VILLAGE SETTING WITH WONDERFUL VIEWS
TOWARDS ROUSHAM HOUSE AND GARDENS AND WITHIN A FEW MINUTE'S
WALK OF THE RAILWAY STATION.**

Kitchen/breakfast room, Sitting room, Dining room, Inner hall/study, Utility room, Cloakroom, 3 double bedrooms, single bedroom/study, Family bathroom.
Mature gardens, driveway parking

DESCRIPTION

Inside, the ground floor has recently undergone a complete refurbishment, including new windows and French doors in the kitchen, dining room, and sitting room. The welcoming south facing kitchen/breakfast room, with direct access to the garden, forms the heart of the home. It is further enhanced by an adjoining room that provides excellent flexibility as a study, playroom, or additional living space. In the original part of the cottage, the dining room is an especially charming and cosy space, featuring exposed beams, an inglenook fireplace, and French doors opening onto the garden. The light-filled and spacious sitting room with fireplace and access to the garden, is perfectly situated to take advantage of the lovely views across the garden towards Rousham House and gardens - described by Monty Don as 'the greatest masterpiece of English Gardening - a flawless work of genius', and one of his favourite gardens in the world.

A modern cloakroom and a utility/boot room with access to the garden complete the ground floor.

The first floor provides three double bedrooms, a single bedroom/study and a family bathroom. The single bedroom has plumbing in place offering the potential for a further bathroom. The principal bedroom also benefits from the lovely countryside outlook.

Outside

The property is approached via a gravel driveway offering ample parking. The gardens are a true delight, principally laid to lawn and creating a wonderfully attractive setting. A garden shed provides useful storage.







SITUATION

Lower Heyford is a pretty village in the Cherwell Valley with a waterfront café, a parish church, country pub & small shop. A wider range of amenities can be found in nearby Woodstock & Deddington. There is a mainline station in the village with services to Oxford & London Paddington. Bus services run to Oxford and Banbury and the M40 is within convenient reach. With primary and senior schools in Upper Heyford the property is also well located for the Oxford schools, Bloxham and Bruern Abbey.

AGENTS NOTE

Your attention is brought to the fact that this property has previously been affected by flooding. The current owner has invested heavily in flood protection mechanisms as a means of protecting the cottage, and the local council has also implemented flood protection measures upstream to the north of the property. It is advised that you make your own independent enquiries regarding the flooding history and the current and future floodrisk status of the property as well considering the availability and cost of buildings and contents insurance and any mitigation, resilience, or remedial works undertaken. Further information can be provided upon request.

ADDITIONAL INFORMATION

Tenure Freehold

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



Tenure: Freehold with vacant possession on completion.

Services: Mains electricity and water, private drainage. Oil fired central heating

District Council: Cherwell District Council
Council Tax: Band G

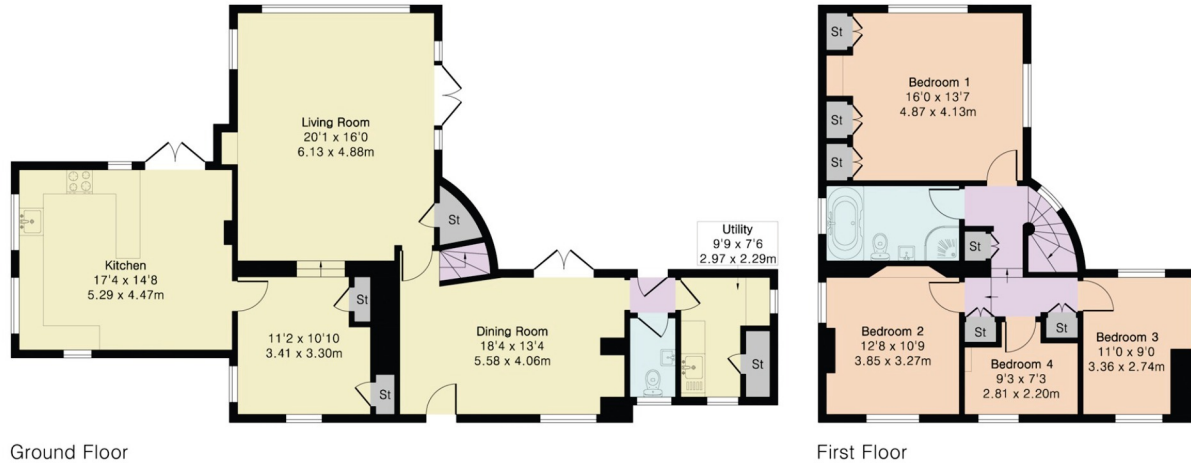
Broadband - according to Ofcom, superfast broadband is available. Mobile - According to Ofcom, there is likely to be outdoor coverage across all networks.



Approximate Gross Internal Area 1803 sq ft - 167 sq m

Ground Floor Area 1101 sq ft – 102 sq m

First Floor Area 702 sq ft – 65 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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Offices throughout the UK



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		60 D
39-54	E	39 E	
21-38	F		
1-20	G		

IMPORTANT INFORMATION

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