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Cheesemans Barn, Kirtlington Road, Upper Heyford, OX25 5NA

£1,195,000

A fantastic opportunity to purchase a substantial period home dating back to 1890, providing 3,286sqft of flexible accommodation in the main house, and a further 1,487sqft in a separate cottage.
Boasting a delightful wrap-around mature garden, an enviable outdoor entertaining area, and stunning views over open countryside, this exceptional property enjoys a rural location, whilst still having easy access to commuter links and amenities.

Cheesemans Barn occupies an enviable plot, which also takes in views in all directions.

Carefully extended over the years, it now offers contemporary living space for modern family life, with large double bedrooms, a stylish kitchen at the heart of the property, and three reception rooms.

A covered porch leads to the entrance hallway, which also has stairs to the first floor and a cloakroom.
The sitting room is dual aspect, with exposed beams, oak flooring, and an impressive Inglenook fireplace. With French doors to the garden, it makes for the perfect space for entertaining.

The dining room is adjacent to the kitchen. Also dual aspect, with views over the garden, oak flooring, and plenty of room for a large table and chairs, it offers a stylish setting for both formal dining and relaxing weekend lunches alike.

The kitchen itself has been refitted with a generous number of painted country-style floor and eye-level units, integrated appliances, including a Rangemaster oven, a traditional Belfast double sink, and a large central island, all complemented by quartz worktops.

A utility room with further storage is also accessed from the kitchen.

A third reception room accessed from an inner hallway next to the dining room offers yet further flexibility to be used as a family room, large study, games room, or just a quiet space to enjoy a good book.

The hallway at the end of the house also has a cloakroom and a second set of stairs leading to the first floor.

The first floor is just as impressive, with five well-proportioned double bedrooms, each one is double aspect, and the principal bedroom has a walk-in wardrobe.

The views from the landing and bedrooms to the front of the property stretch for miles over open countryside, and showcase the exceptional setting this fabulous family home enjoys.

Two modern bathrooms serve the five bedrooms, with one featuring a stylish freestanding bath.

Outside:
In a secluded position towards the rear of the property, there is a charming detached stone-built cottage with a fitted kitchen, large reception room, two bedrooms, and a bathroom, along with a study accessed via the reception room.
Offering huge potential for self-contained annexe accommodation, a more than generous space to work from home, space for a large gym, impressive guest accommodation or an income generator, this is a fantastic opportunity.

For parking, there is a double garage and a large driveway accessed on the right-hand side of the property.

The garden is worthy of special note, mainly laid to lawn and wrapping around the property, it is fully enclosed by mature trees and hedging, making it incredibly private.

For those who enjoy outdoor entertaining, there is an expansive patio to the rear, along with a secluded spot at the bottom of the garden with a fully enclosed heated outdoor pool.

Relaxation does not stop there, the adjacent pool house contains a sauna, hot tub and a gym.

The amenities at nearby Heyford Park include Heyford Park Free School, which opened in 2013. A selection of sporting facilities, a neighbourhood centre with retail outlets and a pub.

Britain's number one shopping destination, Bicester Village, is less than 6 miles' drive away from Heyford Park. Bicester Village is both a tourist attraction and the UK's leading designer outlet village.

Nearby Bicester town centre offers a variety of retail outlets and eateries, a Sainsbury's, a leisure centre, and a 7-screen cinema where you can watch the very latest blockbuster film.

More extensive facilities can be found in Banbury, Oxford and Milton Keynes.

Bicester North and Bicester Village offer a train service to London Marylebone in 45 minutes.

The property is approximately 16 miles north of Oxford town centre, 6 miles northwest of Bicester, 16 miles southeast of Banbury and 3.5 miles to the southwest of Junction 10 of the M40,





Accommodation Comprises:

Ground Floor - Covered Porch, Entrance Hallway, With Stairs To The Fist Floor, Sitting Room, Kitchen, Utility Room, Dining Room Leading Through Another Hallway With A W.C and A Second Set Of Stairs To The First Floor, Family Room.

First Floor -Five Double Bedrooms, Principal Bedroom With Walk-In-Wardrobe and Shower Room, Family Bathroom.

Detached Cottage - Entrance Hallway, Kitchen, Large Sitting/Dining Room, Study, Two Bedrooms With En-Suite Shower, Separate Shower. There Is Access To The Double Garage Via The Study Too.

Outside:
Double Garage, Driveway Parking For Numerous Vehicles.
Private Wraparound Garden, Large Patio, Heated Outdoor Pool, Outbuilding Next To The Pool With Hot Tub, Sauna, and A Gym.

Freehold Property
Stone-Built/Tiled Roof

Services:
Mains Electric
Mains Water
Drainage- Septic Tank
Gas Central Heating
Broadband - Check Speed With Ofcom
Mobile Phone Coverage - Check with Ofcom
Local Authority - Cherwell District Council
Council Tax Band -









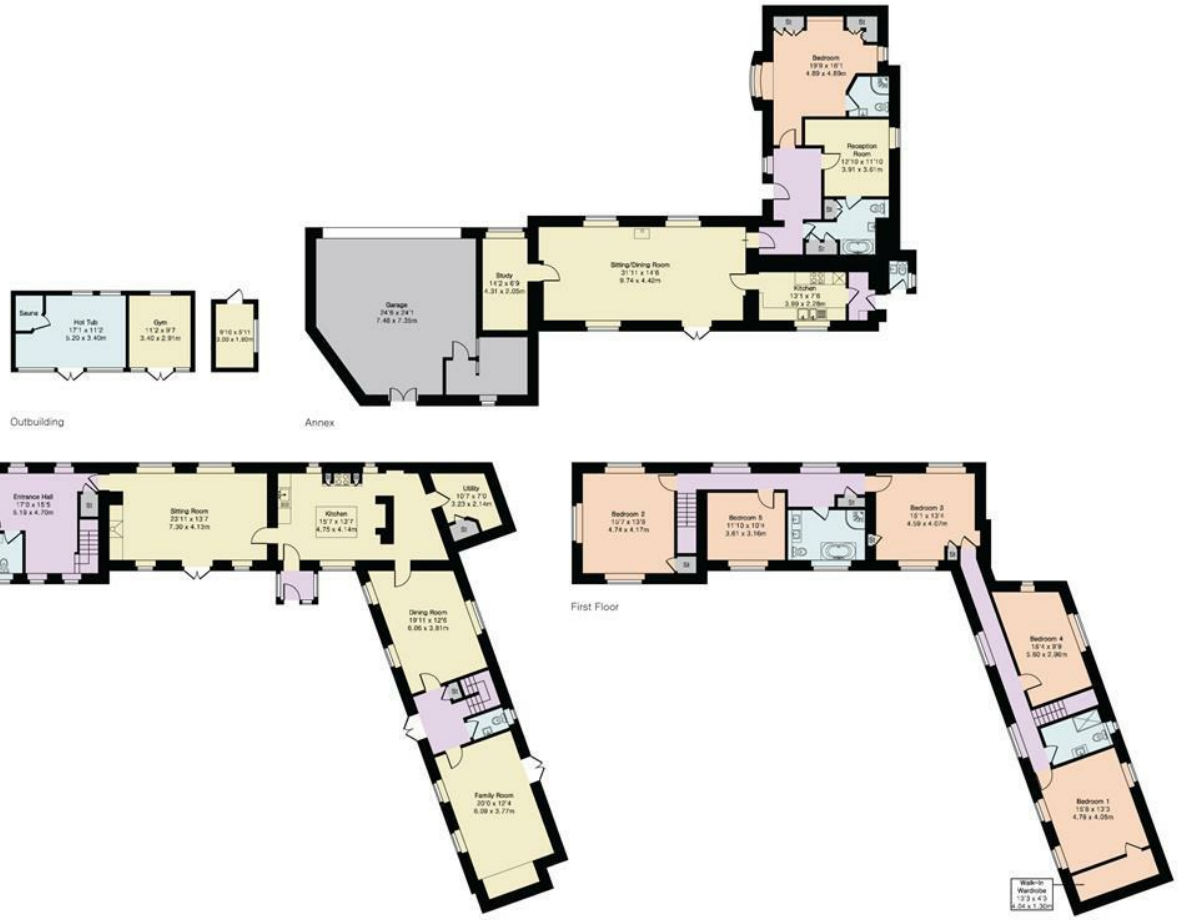


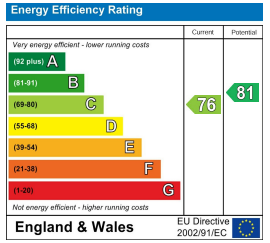


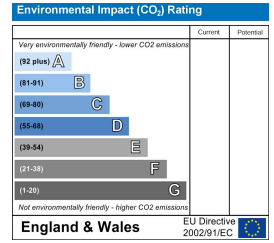




Approximate Gross Internal Area 4760 sq ft - 442 sq m
(Excluding Garage & Outbuilding)
Ground Floor Area 1799 sq ft – 167 sq m
First Floor Area 1487 sq ft – 138 sq m
Annex Area 1474 sq ft – 137 sq m
Garage Area 625 sq ft – 58 sq m
Outbuilding Area 360 sq ft – 33 sq m







PINK PLAN

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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