



A unique opportunity to purchase a substantial property with a delightful garden, and reconfigure the current accommodation to create a fabulous contemporary family home boasting stunning views over open countryside. There is also a fantastic opportunity to have two separate homes, ideal for multigenerational living.

Occupying an enviable plot surrounded by far reaching views over open countryside, The Old Post House offers scope for a number of opportunities.

Originally a modest bungalow dating back to the 1960's it was extended in 2006 to provide separate living accommodation which is arranged over two floors.

The bungalow has separate access to the front and rear of the property, featuring a very spacious living room, which enjoys the lovely views, a kitchen/breakfast room with access to the garden, a utility room, a master bedroom with an en-suite, a bathroom, and a second bedroom.

The main house boasts flexible accommodation to suit contemporary family living.

With five bedrooms, including one on the ground floor, two of which benefit from having en-suites, a family bathroom, kitchen/breakfast room, utility room, and two large reception rooms the accommodation feels both light and spacious, perfect for those who enjoy entertaining with friends and family.

A special feature in the master bedroom is the Juliette balcony, which allows you to take in the

views over the lovely rear garden and countryside beyond.

Both the living room, and the sitting room have French doors to the garden making for easy entertaining.

Outside the property has plenty of parking to the front, and gated access to both sides leading to the rear garden.

The garden is very private, mainly laid to lawn with mature trees, it also has a patio area for outside dining, or just relaxing and enjoying the views

There is plenty of room to kick a ball, create a vegetable garden, scope for the keen gardener to be creative, or even a treehouse.

Whether you are looking for a property to create your dream home surrounded by open countryside, you need a property for multigenerational living, or you would like a development opportunity this could be the perfect one for you.

The amenities at 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 Sainsburys, leisure centre, along with 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:

Main House

Ground Floor - Entrance Hallway, Kitchen/Breakfast Room, Living Room, Dining Room, W.C, Utility Room, Fourth Bedroom With En-Suite Shower.

First Floor - Master Bedroom With En-Suite Shower, Three Further Bedrooms, Family Bathroom.

Bungalow/Annex Accommodation.

Entrance Hallway, Living Room, Kitchen, Utility Room, Master Bedroom With En-Suite Bathroom, Second Bedroom, Family Bathroom.

Outside - Plenty Of Off-Road Parking For Vehicles, Gated Side Access To Both Sides, Enclosed Rear Garden.

Freehold Property.

Construction - Brick and Block

Located In A Conservation Area

Local Authority - Cherwell District Council

Council Tax Band - E

Mains Electric - OVO

Mains Water - Thames Water

Mains Drainage - Thames Water

Oil Fired Central Heating

Broadband - Sky Please Check Using Ofcom

Mobile Phone Coverage - Please Check Using Ofcom

EPC Main property C bungalow E

Agents note - The Vendors Have Acquired The Legal Right To Separate The Property Into Two Titles (Dwellings)

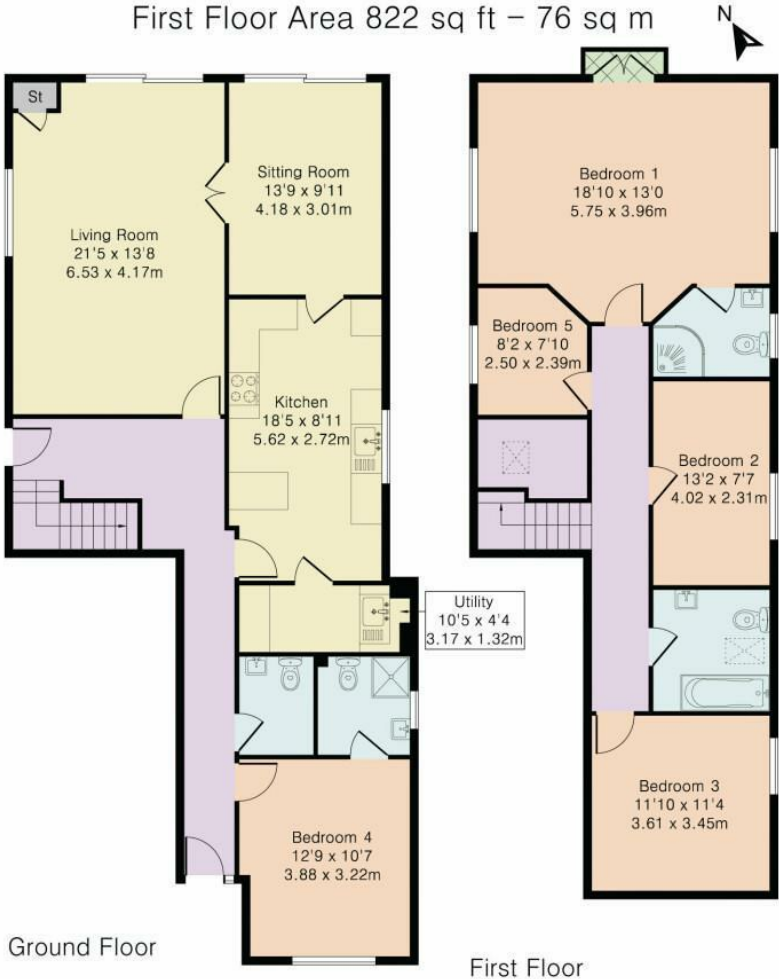




Approximate Gross Internal Area 1896 sq ft - 176 sq m

Ground Floor Area 1074 sq ft – 100 sq m

First Floor Area 822 sq ft – 76 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

