



Darville House, Lower Heyford, Oxfordshire

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Darville House, Station Road, Lower Heyford, Bicester, Oxfordshire, OX25 5PD

Charming Grade II listed edge-of-village house with wonderful gardens

Deddington 5.8 miles, M40 J10 6.1 miles, Bicester 6.5 miles, Woodstock 6.6 miles, Soho Farmhouse 8 miles, Oxford 11.5 miles Bicester to London Marylebone by rail from about 55 mins

Hall/boot room | Kitchen/breakfast room | Play room | Mezzanine office | Drawing room | Dining room ! Sitting room/study | Cloakroom | Cellars Principal bedroom with en-suite bathroom 4 Further bedrooms | Family bathroom | Second floor WC | Double garage | Swimming pool Gardens and grounds | In all about 1 acre EPC Rating TBC

The property

Darville House is an elegant Grade II listed village house with good sized family accommodation spread over three floors. The layout can be seen from the floor plan, suffice to say the ground floor living and entertaining space is particularly generous with a wonderful main double reception room. The house was originally an Inn and has many features synonymous with its age, which is understood to be early 18th century.

There is planning consent to enlarge the ground floor with a garden room/orangery overlooking the garden, increasing the size and style of what is already in place. Planning Application - 21/01672/LB (expires 11.8.2024)

Outside

The gardens are a particular feature, beautifully laid out, stocked and south facing over open farmland. There is a heated outdoor swimming pool and a double garage with EV charging. In all about 1 acre.

Situation

Lower Heyford is a pretty village situated in the popular Cherwell valley, 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.

A wider range of services and amenities can be found in the nearby towns of Woodstock and Deddington. There are lovely walks including along the Canal towpath and river.

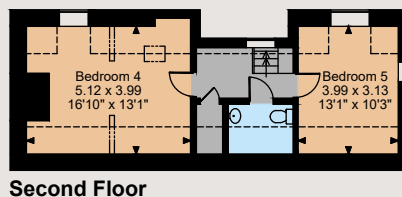
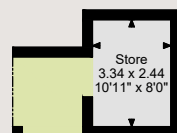
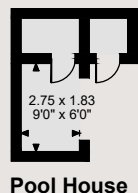
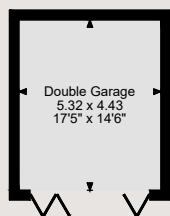
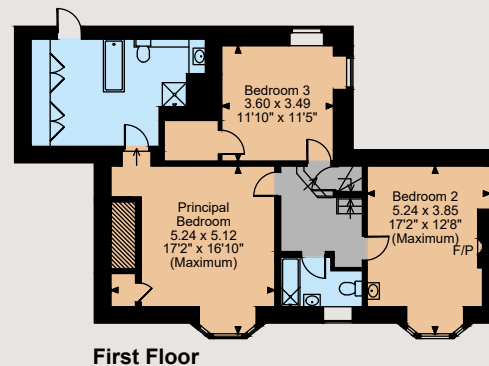
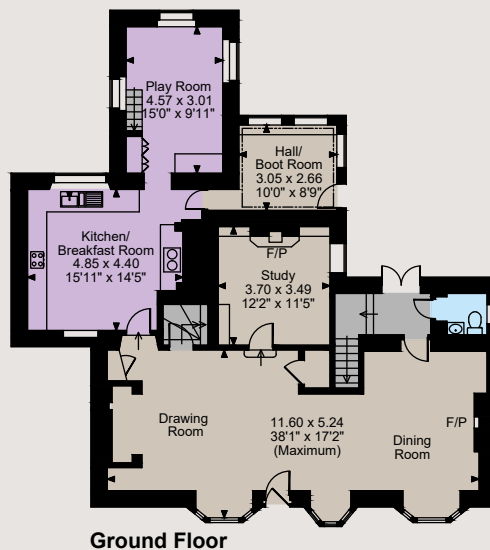
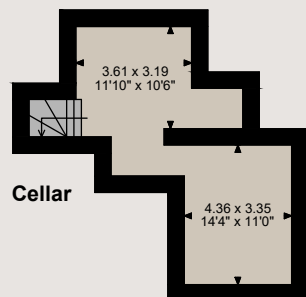
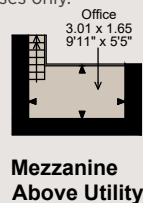
Communication is very good with a mainline station in the village with services to Oxford, Birmingham, Banbury and London Paddington. The Bicester stations provide more regular services to London and Birmingham. Bus services run to Oxford and Bicester and the M40 (J9 and J10) is within convenient reach.

With primary and secondary schools in Upper Heyford and popular primary school in nearby Steeple Aston the property is also well located for schools. The Oxford schools are within reach with Bloxham, Tudor Hall and Bruern Abbey schools being more local.





Floorplans
House internal area 3,093 - 3,535 sq ft (287 - 328 sq m)
For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Directions

(OX25 5PD) From Oxford head north on the A44 towards Woodstock. Before the town, at the Bladon round-a-bout, turn right on to the A4095. At the A4260, turn left towards Banbury. After a few miles, turn right at the Hopcroft Holt traffic lights, cross the river and proceed to Lower Heyford. The house is on your right, the drive is just beyond the house on the right.

General

Local Authority: Cherwell District Council

Services: All mains services are connected. Gas fired central heating

Council Tax: Band G

Tenure: Freehold

Planning: Prospective purchasers are advised that they should make their own enquiries of the local planning authority

Guide Price: £1,250,000

Oxford

Anchor House, 269 Banbury Road OX2 7LL

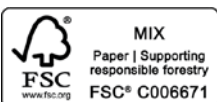
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