



5 Hart Walk, Heyford Park

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## 5 Hart Walk, Heyford Park, Bicester, OX25 5AF

A modern six bedroom detached family home located in a desirable and highly convenient development

Upper Heyford 1.4 miles, Lower Heyford 2.1 miles, Bicester 5.5 miles, Banbury 13.1 miles, Oxford 15.3 miles, Heyford train station 2.6 miles (London Paddington 1 hour 13 minutes), M40 (Jct. 10) 3.4 miles

Storm porch | Reception hall | Sitting room  
Study | Kitchen/dining room | Utility room  
Cloakroom | Principal bedroom with dressing room and en suite shower room | 5 Additional bedrooms, 3 en suite | Family bathroom  
Garden | Garage  
EPC Rating B

### The property

5 Hart Walk is an attractive red brick property offering light-filled accommodation arranged over three floors. The ground floor accommodation flows from a welcoming reception hall with tiled flooring and includes a generous sitting room with contemporary freestanding corner woodburning stove, a well-proportioned study with large bay window and an extensive rear aspect kitchen/dining room. The kitchen itself offers a range of contemporary wall and base units including a breakfast bar and modern integrated Siemens appliances, while the dining area has space for a sizeable table, built-in seating and bi-fold doors to the terrace. There is also a useful neighbouring fitted utility room and en suite cloakroom. The first floor provides a generous rear aspect bedroom with en suite shower room, two further double bedrooms sharing Jack and Jill access to a contemporary en suite shower room, a well-proportioned front aspect

bedroom and a modern family bathroom. The vaulted second floor houses a spacious principal bedroom with fitted dressing room and contemporary en suite shower room together with the property's remaining double bedroom.

### Outside

Having plenty of kerb appeal, the property is approached over a low-maintenance gravelled front garden and side driveway, providing private parking and giving access to the attached garage which benefits from a door to the rear garden. The enclosed rear garden is laid mainly to level lawn and features a gazebo-covered paved seating area and a spacious paved terrace, both ideal for entertaining and al fresco dining with a fully automatic sun awning.

### Situation

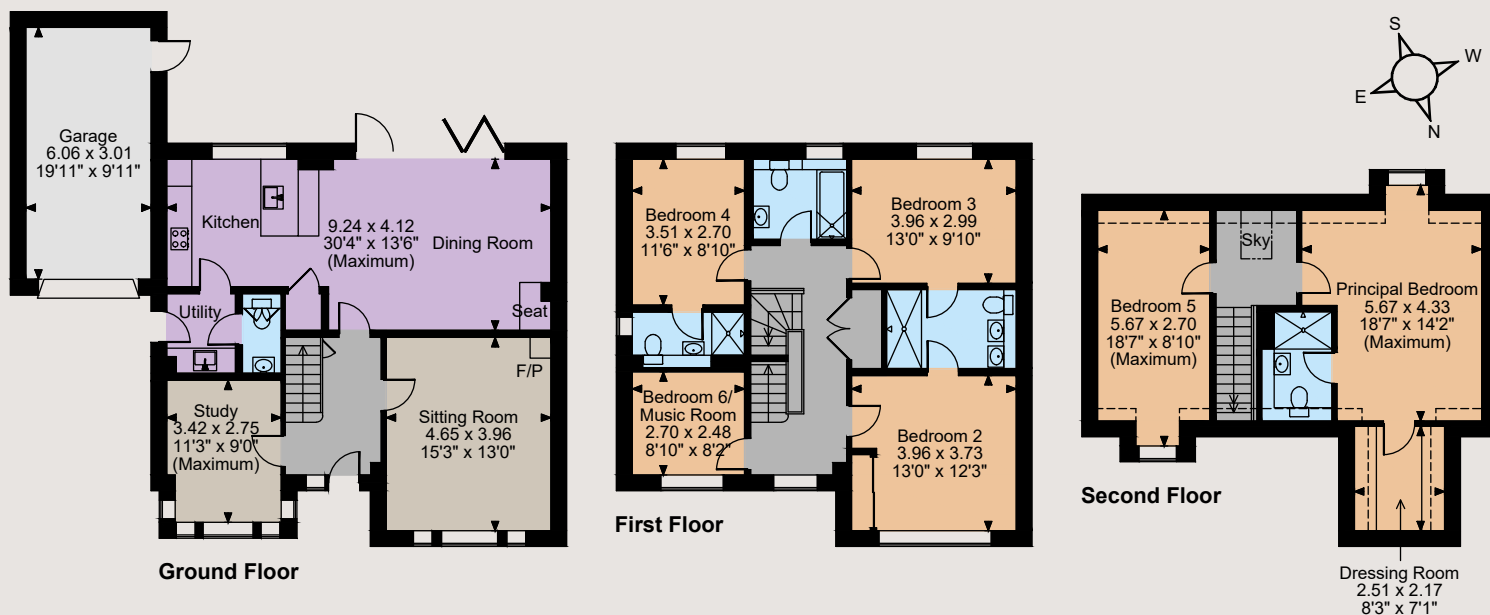
The sought-after Heyford Park development offers a range of day-to-day amenities including local shopping, Sainsbury's, a hotel with restaurant and a community centre, while nearby Upper and Lower Heyford villages also offer a range of amenities. To the east, Bicester provides a wider range of amenities including local and High Street shopping and the eponymous Shopping Village. The nearby M40 motorway gives access to major regional centres and the national motorway network, Heyford railway station offers regular services to Banbury, Oxford and central London and Birmingham airport has a wide range of domestic and international flights. The area offers a good selection of state primary and secondary schooling together with a wide range of independent schools.







Floorplans  
House internal area 2,143 sq ft (199 sq m)  
Garage internal area 196 sq ft (18 sq m)  
Total internal area 2,339 sq ft (217 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

From Strutt & Parker's Oxford office head to North Way/Sunderland Avenue (A40), at the roundabout take the 4th exit onto Woodstock Road (A44) then at Peartree Roundabout take the 3rd exit onto the A34 slip road signposted The Midlands/Banbury/Northampton/M40/Bicester. Merge onto A34, after 4.5 miles take the B430 exit signposted Middleton/Stoney then continue onto Northampton Road (B430). After 3.7 miles turn left onto Heyford Road (B4030), after 0.8 mile turn right at Lower Heyford Road then continue straight for 1.1 miles. Turn left onto Hart Walk, turn right at the first cross street to stay on Hart Walk and the property can be found on the left.

## General

**Local Authority:** Cherwell District Council

**Services:** Mains Water, drainage, electricity and gas

**Council Tax:** Band G

**Tenure:** Freehold

**Guide Price:** £725,000

## Oxford

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