



Cheesemans Barn

Kirtlington Road, Upper Heyford, Bicester

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A substantial stone-built house with five-bedrooms, large 2-bedroom annexe and heated outdoor swimming pool with indoor sauna, jacuzzi and gym.

This characterful property, dating circa 1890, has been extensively refurbished and extended to create a remarkable family home. Set in seclusion off a quiet country road between the Heyford villages, the house enjoys views of trees and fields in all directions, offering privacy and tranquillity.



4 RECEPTION ROOMS



5 BEDROOMS



2 BATHROOMS



LARGE 2-BEDROOM ANNEXE



HEATED OUTDOOR SWIMMING POOL



FREEHOLD



RURAL



3,279 SQ FT + 1,429 SQ FT ANNEXE



GUIDE PRICE £1,300,000



The Property

This substantial property presents well-proportioned accommodation throughout. It has been thoughtfully enhanced over the years, with extensions in the 1960s and 2012, complete window replacement and comprehensive insulation of the original structure.

A covered porch leads into a sizeable entrance hall with a timber staircase to the first floor, a cloakroom and under-stairs storage. The expansive sitting room showcases the property's period character with exposed beams, oak flooring and a magnificent inglenook fireplace with open fire. French doors provide access to the patio.

The dining room offers excellent space for entertaining, with dual aspect windows and attractive oak flooring. A separate large reception room provides additional generous space for secondary living room/office and has another impressive inglenook. The contemporary country-style kitchen forms the heart of family life, fitted with painted Shaker-style cabinetry, a central island and quartz worktops.

A traditional Belfast double sink complements the design, whilst integrated appliances include a Rangemaster range oven. The adjacent utility room provides additional workspace and storage.

The first floor accommodates five well-proportioned double bedrooms, some featuring exposed timber beams. The principal bedroom enjoys dual aspect views and has a full-length walk-in wardrobe. Two modern bathrooms serve the upper floor, one featuring a stylish freestanding bath.

The charming two-bedroom annexe provides generous self-contained accommodation with kitchen, large sitting/dining room, bedroom with en-suite, a second bedroom and bathroom facilities perfect for extended family, guests or excellent letting potential.



Outside

A paved driveway leads past the main house to open into a courtyard area providing ample parking alongside a double garage. The gardens are predominantly laid to lawn with established shrubs, trees and planted borders and boasts several patio areas for outdoor entertainment.

The heated swimming pool, complete with cover, forms a fantastic focal point. The adjacent pool house contains a sauna, jacuzzi and gym perfect for relaxation throughout the seasons.

Location

Cheesemans Barn occupies an exceptional position in rural seclusion, whilst being within easy reach of Bicester's comprehensive facilities and excellent schooling options. Oxford Canal with towpath walks and narrow boat hire is just 1.5 miles away.

The area provides good access to major road networks, with the A34 and M40 nearby. Heyford Station is less than 2 miles away, with trains to Oxford or Banbury. Heyford Park has facilities such as a Sainsburys, dentist, pharmacy and restaurants. For leisure, the property is well-positioned for Soho Farmhouse and Bicester Village shopping outlet, whilst Oxford's cultural attractions and amenities are readily accessible.



Distances

- Heyford villages (each) 1.2 miles
- Bicester 6.4 miles
- Kidlington 8.7 miles
- Banbury 13.2 miles
- Oxford 14.7 miles

Nearby Stations

- Heyford 1.8 miles
- Bicester North 6.6 miles
- Oxford Parkway 10.2 miles
- Oxford 13.9 miles

Key Locations

- Bicester Village 6.3 miles
- Blenheim Palace 7.9 miles
- Soho Farmhouse (Country Club) 9.4 miles

Nearby Schools

- Dr Radcliffe's CofE Primary School 2.9 miles
- Heyford Park School 0.8 miles
- Gosford Hill School 10.3 miles
- Summer Fields 12.1 miles
- Oxford High School 12.2 miles



Approximate Floor Area
 Main House = 304.6 sq m / 3279 sq ft
 Annexe = 132.8 sq m / 1429 sq ft
 Outbuildings = 85.7 sq m / 922 sq ft
 Total = 523.1 sq m / 5630 sq ft
 (Excluding Shed)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #97024

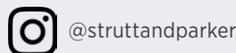


Floorplans
 Main House internal area 3,279 sq ft (304.6 sq m)
 Annexe 1,429 sq ft (132.8 sq m)
 Outbuildings (excluding shed) 922 sq ft (85.7 sq m)
 For identification purposes only.

Directions
 OX25 5NA
 ///what3words: ///electric.digestion.steepest

General
 Local Authority: Cherwell District Council
 Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>
 Services: Mains electricity, gas, water and drainage.
 Council Tax: Band D (Annexe: Band B)
 EPC Rating: C

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