



8 MEADOW WALK HEATHFIELD OX5 3FG

3 bedrooms
2 bathrooms
spacious kitchen/diner
private garden & communal meadow

DESCRIPTION

Heathfield is a tiny collection of houses, based around various agricultural buildings with a traditional, rural feel. Meadow Walk was developed in 2018 from an old hotel, to take advantage of this exclusive position amongst fields and yet within easy reach of local amenities and road and rail links. The property is just one of eight delightful stone houses set around a communal courtyard with the advantage of a private meadow.

Constructed of stone under a tiled roof, the property is approached from the communal courtyard via a gate leading to the garden and the front door which opens to a useful porch. Arranged either side of the entrance hall, with staircase rising to the first floor and cloakroom off, are the double aspect sitting room and kitchen/dining room, both spacious and particularly light rooms. The kitchen/dining room has a range of fitted units and enjoys French doors opening to the garden.

The first floor comprises the principal bedroom with en-suite shower room, two further bedrooms and the family bathroom.

Outside, the house enjoys a private enclosed garden principally laid to lawn with a paved terrace leading off the house. The properties also share communal areas including a private meadow, which is owned and exclusively for the use of the Meadow Walk residents. There are two allocated parking spaces for the property with visitors parking in addition.

A STONE BUILT 3 BEDROOM HOUSE, FORMING A HANDFUL OF DELIGHTFUL PROPERTIES IN A COURTYARD SETTING IN A RURAL POSITION CLOSE TO BOTH OXFORD & BICESTER AND WITH EASY ACCESS TO ROAD AND RAIL LINKS.



Heathfield is a tiny hamlet situated seven miles north of the university city of Oxford. The charming village of Bletchingdon is close by with a thriving community; amenities include a 12th Century church, primary school, nursery, sports field, village hall, and Co-op shop. The market towns of Bicester and Woodstock, together with Oxford, provide for more extensive facilities and leisure needs.

Communications are excellent with the M40 (J9) 6.5 miles away and a train service from either Oxford Parkway or Bicester stations providing journey times to London Marylebone of c.50 minutes. The area is well served for schools with a primary school in Bletchingdon and senior state at Kidlington, Bicester or Woodstock.

Tenure: Freehold with vacant possession on completion.

Services:

Local Authority: Cherwell District Council

Council Tax: Band E

Mobile phone coverage and speeds can be checked here: checker.ofcom.org.uk, all providers are predicted to likely have good levels of service at this property.

Broadband speeds can be checked here:

checker.ofcom.org.uk. The maximum download rate is predicted to be 1000 mbps with a 220 mbps upload speed, subject to availability.

Flood risk: low risk

ADDITIONAL INFORMATION

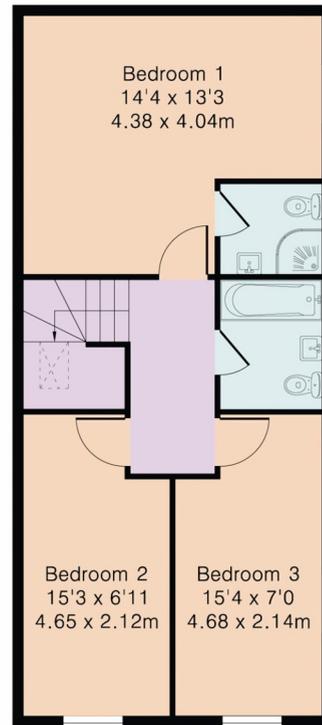
Viewing: Strictly by appointment through the selling agents Carter Jonas - T: 01865 511444



Approximate Gross Internal Area 1091 sq ft – 102 sq m
 Ground Floor Area 558 sq ft – 52 sq m
 First Floor Area 533 sq ft – 50 sq m



Ground Floor



First Floor



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 as defined by RICS code of measuring practise. No guarantee is given on 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			109
(92+)	A		
(81-91)	B		
(69-80)	C	79	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Oxford 01865 511444

oxford@carterjonas.co.uk

Mayfield House, 256 Banbury Road, Oxford. OX2 7DE

carterjonas.co.uk

Offices throughout the UK



IMPORTANT INFORMATION

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