



Wykeham House, Upper Heyford, Oxfordshire



## Property

Wykeham House is a spectacular and substantial architect-design village house amongst mature and established gardens. Tucked away off the village lane, the approach is discreet yet impressive. Welcoming gates under a covered roof set the tone for arrival.

The house has been carefully designed to maximise natural light. Built in 1980, the house is not listed and is constructed of stone, timber and plenty of glass. The accommodation is highly versatile and arranged over four floors, with excellent views growing as you climb. The ground floor is largely open-plan living with a magnificent double-height vaulted ceiling in the sitting room, which the kitchen/breakfast room and dining rooms adjoining. Access to the garden influenced the design, and seven doors lead outside.

Above are five bedrooms, a music room, a library and three bath/shower rooms across three floors. There are balconies on both first and second floors with many windows to show off the far-reaching views.

Delightful and well-established gardens with mature trees and deep herbaceous borders frame the house. A valuable studio in the detached gatehouse would make an excellent annexe. Attached to the house is a double garage with an internal door to go through into the house.

## Property information

Services: Mains water, electricity, private drainage. BT and Broadband connected.

Rights of Way: Wykeham House has the right of way over the drive belonging to The Rectory and we understand there is a joint responsibility.

Local Authorities: Cherwell District Council

Tenure: Freehold

Council Tax: Band G

EPC D







## Location

Wykeham House enjoys an elevated position amongst some of the oldest period properties in the village. Upper Heyford village is quiet and secluded, away from the beaten track but within easy reach of amenities and road/ rail links. The community is vibrant with a well-used village hall and green plus an excellent local pub; many villagers also enjoy a walk of around a mile down the Oxford Canal to Lower Heyford, where a shop and cafe can be found at the canal wharf and a further good pub. Close by, the former USAF Base is undergoing extensive redevelopment and offers a wide range of amenities, including a Sainsbury's Local, a Pharmacy, and the new Heyford Hotel, all within a short drive or a brief walk.

Ideally situated within 6 miles of Bicester town centre with its wide range of shops, restaurants and express train service to London (46 minutes). Junction 10 of the M40 is roughly four miles and provides motorway links to London and Birmingham. Educational facilities in the area include Heyford Park Free School - a small and inclusive all-through Free School that takes students from the age of 4 through to 19. Further primary schools can be found in Steeple Aston and Deddington. Private preparatory schools Carrdus, (Overthorpe), St Johns Priory (Banbury), Winchester House (Brackley), Beachborough (Westbury) and The Dragon (Oxford). Senior private schools include:- Tudor Hall (girls), Bloxham, Stowe and St Edwards.

## Distances

M40 (Junction 10) 4 miles, Bicester (London Marylebone 46 mins) 6 miles, Deddington 9 miles, Banbury 16 miles, Oxford 20 miles  
(All distances and times are approximate)





Approximate Gross Internal Area 3353 sq ft – 313 sq m  
 Ground Floor Area 1396 sq ft – 130 sq m  
 First Floor Area 837 sq ft – 78 sq m  
 Second Floor Area 645 sq ft – 60 sq m  
 Third Floor Area 276 sq ft – 26 sq m  
 Mezzanine Floor Area 51 sq ft – 5 sq m  
 Outbuilding Area 148 sq ft – 14 sq m

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the particulars.



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