



Beautiful presentation, stylish new bespoke storage solutions and well proportioned spacious accommodation situated towards the end of a quiet close with good access to local facilities. What's not to like?

12 Cooper Close  
Upper Heyford Oxfordshire OX25 5AZ



# 12 Cooper Close

## Upper Heyford Oxfordshire OX25 5AZ

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The hallway has stairs to the first floor with storage under the stairs and a cloakroom. There is 'Karndean' flooring continuing into the open plan kitchen dining and sitting room. The fitted kitchen has a colonial shutter to the window and comes with built in appliances, induction hob, wine fridge, 'Silestone' worktop and is open plan into the dining area and on into the sitting room. There is super bespoke shelving and storage unit to one wall and bi folding doors out to the garden. On the first floor there is a staircase to the second floor, a main bedroom with bespoke wardrobes with integrated drawers and hanging space and an ensuite shower room. The family bathroom has a separate shower. The fourth bedroom at the front has colonial shutters. The second floor has two further double bedrooms, both with high ceilings. One has bespoke wardrobes with integrated drawers and hanging space and the other has a colonial shutter to the window and both rooms are connected by a Jack and Jill en suite shower room. Outside the front garden is laid to lawn with a box hedge and has a drive to the side with parking for three cars and a single garage. The rear garden enjoys a good degree of privacy and has a patio leading to a lawn with a decked patio at the far end and raised planters.

### SITUATION

The property is located in a quiet no through road with easy access to a parade of local shops and amenities, schools, public house, restaurant and play area. The thriving market town of Bicester provides for all your everyday needs including; a wealth of shops, amenities, bars, restaurants, nurseries, primary and secondary schools, doctors' surgeries, dentists, banks, the world famous Bicester Village Shopping Outlet and many sporting facilities, clubs, associations, recreational and recruitment possibilities. Communication links are excellent from Bicester with public transport to Oxford, Buckingham, Milton Keynes and Cambridge. Regular rail links to London Marylebone and Birmingham from Bicester North and, London Marylebone and Oxford in approx. 12 minutes from Bicester Village or alternatively, the A41 leads to Junction 9 of the M40 to London, Birmingham and the A34 to Oxford and the South.



### DIRECTIONS

Local Shops 0.4m, Bicester Market Square 6.1m, Oxford Carfax Tower 16.1m, London 71.4m, Lower Heyford Station 2.7m (Oxford from approx. 15 mins), Bicester North Station (London Marylebone from approx. 50 mins) 5.9m, Bicester Village Station (London Marylebone from 51 mins, Oxford from approx. 17 mins) 6.2m, Manorsfield Road Bus and Coach Station to Oxford, Buckingham, Milton Keynes and Cambridge 6.0m All times and distances are approximate.





- A very well presented four bedroom home
- Open plan sitting, dining room and kitchen with integrated appliances
- En suite to main bedroom
- Further Jack and Jill ensuite to bedrooms two and three
- Further family bathroom
- Bespoke shelving, storage and wardrobes
- Garage and ample driveway parking
- Enclosed Rear Garden
- Management Charges: £265.00 per annum
- Council Tax: E

**Guide Price £455,000 Freehold**

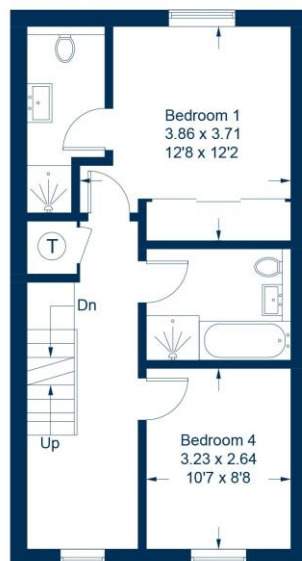




Approximate Gross Internal Area  
 Ground Floor = 45.2 sq m / 486 sq ft  
 First Floor = 44.6 sq m / 480 sq ft  
 Second Floor = 37.9 sq m / 408 sq ft  
 Garage = 18.1 sq m / 195 sq ft  
 Total = 145.8 sq m / 1,569 sq ft



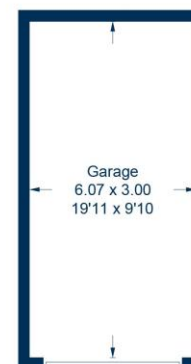
Ground Floor



First Floor



Second Floor



(Not Shown In Actual  
Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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## Contact:

39 Market Square, Bicester, Oxon, OX26 6AG  
 Tel: +44 (0)1869 253253  
 E-mail: - bicester@thomasmerrifield.co.uk