





Sparrow 3 Meadow Walk, Heathfield, OX5 3FG

Offers Over £400,000

This cottage combines all the charm of the old with the ease of ownership of the new. A wonderful property in every respect.

A pretty and beautifully presented cottage tucked away in a former farmyard surrounded by open land and pasture, usefully close to Oxford & Bicester. 3 ample bedrooms (1 with ensuite), 26 x 16ft open plan kitchen/day room, peaceful garden & ample parking. EPC "80"!

Heathfield is such a rare and intimate setting, a collection of houses and agricultural buildings dotted amid beautiful open farmland. That setting gives it a distinctly rural feeling, and it is all the better for it. Children and animals enjoy a quiet and safe environment in peaceful surroundings. But in addition, nearby villages such as Islip, Bletchington and Weston on the Green between them offer shops, schools, post offices, pubs and even several train stations with access to London, so the location is also very practical. Were it not for our clients' needs of more bedrooms for their growing family, they would not be thinking of moving!

"Sparrow" (all the houses are named after birds) is one of just eight fine houses resulting from the conversion of a former hotel. It has all the allure of a traditional house with the convenience and efficiency of a modern one, in a beautiful location that's superbly accessible to every amenity. Driving up a seemingly endless paved farm track through open pasture brings you past various farm buildings, turning left to the cottages. Ample gravelled parking for all the houses is surrounded by simple post and rail fencing, beyond which is nothing but the gorgeous open pastureland beyond the houses.

The cottage is the first to the right, with the stone path leading to a broad terrace in front of the house to enjoy the sun. A smart front door leads into the house, where natural light immediately floods in from all directions, setting the tone of light and positivity that is the theme throughout. Brightly painted woodwork and walls with a light tiled floor contrast perfectly with the timber doors. The WC to the right is perfectly formed and pristine, and opposite there is a large and useful cupboard.



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Double doors to the right open into an open plan kitchen and living area that is spacious and delightful. As with elsewhere in the house, great natural light floods the whole space. A very smart set of kitchen cabinets topped off by high quality work surfaces runs along two sides, with a large island in the centre complete with a useful breakfast bar. "Fully loaded", there's everything you need from dishwasher and washing machine to a pair of ovens, with space for a US-style fridge. As the room is a very good width, to the right the remaining space is ample to house a family dining table.

The living space beyond is just as expansive. The front window looks out across a couple of pretty neighbouring houses, and to the rear the double French doors open out to the garden with a lovely paved terrace and an area of lawn. It's a great living space, ample for a large suite of seating alongside the usual TV, chest, bookshelves etc.

Upstairs, the three bedrooms are all very good sizes, and just as bright and welcoming as the floor below. The main bedroom is ensuite with a charming dormer window and accompanying roof light helping to flatter the generous proportions still further. Its en-suite is immaculate and stylish with modern fittings that include a thermostatic shower and a vanity.

Next door the second bedroom is a similar size and includes wardrobes fitted across one wall. Its smaller neighbour is the most compact of the three but this does not mean small as it's a very capable double, complete with more fitted storage. All three benefit from a fine family bathroom that is as immaculate as the en-suite but this time fitted with a bath above which is a shower.

Outside, we touched upon the rear garden. Safely enclosed for children and animals, it mixes terrace and lawn to create a relaxed social space. A timber bin store plus a separate shed provide plenty of storage, and the gate to the side enables easy access. The buildings are all well arranged to combine a feeling of good community with enough open space and sky to feel pleasingly low density. The whole development sits a good distance from any nearby road, and as its surrounded by open land in all directions the feeling of seclusion and peace is sublime.





Material Information QR Code:



Approximate Gross Internal Area 1140 sq ft – 106 sq m
Ground Floor Area 535 sq ft – 50 sq m
First Floor Area 605 sq ft – 56 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		100
(81-91) B		
(69-80) C	80	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Mains water, electricity, private drainage
Cherwell District Council
Council Tax Band E
£2,943-25 p.a. 2025/26
Freehold

- A stunning location
- Ensuite, bathroom & WC
- Pretty garden
- Offered in truly splendid condition
- 26 ft kitchen/day room
- Ample off road parking
- Three double bedrooms
- Generous storage
- Close to Oxford & Bicester

Important Notice

These particulars are offered on the understanding that all negotiations are conducted through this company. Neither these particulars, nor oral representations, form part of any offer or contract and their accuracy cannot be guaranteed. Any floor plan provided is for representation purposes only, as defined by the RICS Code of Measuring Practice and whilst every attempt has been made to ensure their accuracy the measurements of windows, doors and rooms are approximate and should be used as such by prospective purchasers. Any services, systems and appliances mentioned have not been tested by us and we cannot verify that they are in working order.

to discuss this property or to arrange a viewing please call, or drop us a line
interested@cridlands.co.uk

01869 343600

<https://www.cridlands.co.uk>