



The Truro – Plot 82

Heyford Park, Upper Heyford, Bicester, Oxfordshire, OX25 5HD

The Truro – Plot 82 Heyford Park, Upper Heyford, Bicester, Oxfordshire, OX25 5HD

Heyford Park is a unique development of brand new homes that will offer contemporary living in a vibrant village environment. With stunning rural views, the development will be family-friendly with fantastic new facilities and is also within easy reach of Oxford, London and Birmingham. As you would expect of a leading UK house builder, Bovis Homes is creating a landmark development of highly desirable properties including a wide variety of high specification apartments, town houses and detached family homes.

Heyford Park provides all you need for everyday life in a self-sufficient, vibrant community surrounded by the beautiful Oxfordshire countryside. Heyford Park is about its people. There will be a traditional village green, a family-friendly pub, a new village High Street with shops and services, as well as play areas and open space - providing plenty of opportunities to meet friends, neighbours, relax and socialise.

The Truro is a Five bedroom detached house, superb open plan fitted kitchen and family area including integrated appliances, sitting room featuring French doors to the rear garden, useful utility room and en suites to bedrooms one and two with Double length Garage.



- Entrance Hall
- Cloakroom
- Ground Floor Study with Bay Window
- Sitting Room with a working Fire Place and French Doors to the Rear Garden
- Separate Dining Room
- Superb Open Plan Fitted Kitchen with Living/Family Room
- Integrated Fridge, Freezer and Dishwasher
- Wall Bank with Two Ovens, Separate Stainless Steel Hob with Hood
- Useful Utility Room with Washing Machine
- Master Bedroom with En-Suite Shower Room
- Guest Bedroom with En-Suite Shower Room
- Three Further Bedrooms
- Family Bathroom
- Enclosed Rear Garden
- Double Length Garage

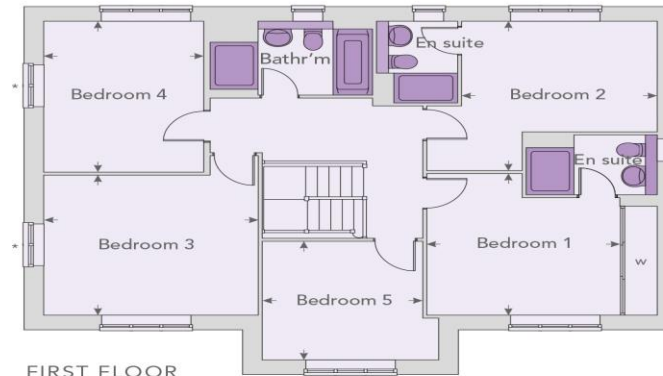
Price Guide: £554,995

THE TRURO

A FIVE BEDROOM HOUSE



GROUND FLOOR



FIRST FLOOR

Ground floor	metres	feet/inches
Kitchen/Living/family area	7.55 x 4.00	24' 9" x 13' 1"
Dining room	4.00 x 2.99	13' 1" x 9' 10"
Sitting room	5.65 x 4.41	18' 6" x 14' 6"

First floor	metres	feet/inches
Bedroom 1	3.66 x 3.64	12' 0" x 11' 11"
Bedroom 2	3.84 x 3.71	12' 7" x 12' 2"
Bedroom 3	4.07 x 3.60	13' 4" x 11' 10"
Bedroom 4	3.88 x 3.03	12' 9" x 9' 11"
Bedroom 5	3.05 x 3.05	10' 0" x 10' 0"

ovn	oven	cup'd	cupboard
h	hob	w	wardrobe
wm	washing machine	cyl	hot water cylinder
dw	dishwasher	↔	measuring points
ffzr	fridge freezer		

* Windows apply to selected plots only. Please see sales advisor for more details.

The Truro | P505 G- F- h CUPPH 2010 | This floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales advisor.



Market House, Market Square, Deddington, Oxfordshire, OX15 0SB
 Tel: 01869 338898
 Email: deddington@mark-david.co.uk
 www.mark-david.co.uk

Branches also at: Banbury, Chipping Norton & London

Important Notice

Mark David Estate Agents for themselves and their clients give notice that:-

1. They are not authorised to make or give representation or warranty in relation to this property, either on their own behalf or on behalf of the Seller. They assume no responsibility for any statement made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.
3. All areas, measurements or distances are approximate. The particulars are intended for guidance only and are not necessarily comprehensive. A wide angle lens may have been used in photography. Mark David Estate Agents have not tested appliances or services and it should not be assumed that the property has all necessary planning, building regulation and other consents. Buyers must satisfy themselves with the property by inspection or otherwise.
4. Reference to any mechanical or electrical equipment does not constitute a representation that such equipment is capable of fulfilling its function and prospective Buyers must make their own enquiries.
5. They have no responsibility for any expenses or costs incurred by prospective Buyers in inspecting properties which have been sold, let or withdrawn. Applicants are advised to contact the Agent to check availability and any other information of particular importance to them, prior to inspecting the property, particularly if traveling some distance.