



Three bedroom Victorian cottage dating back to 1865 within the desirable, picturesque Oxfordshire village of Steeple Aston. The accommodation is arranged over two floors and has the benefit of a two bedroom annex. In addition there is a cellar, large carport and garage. The property has been enjoyed by the same family for four generations and is now ready for the next phase of its life.

Palmer House is in an enviable position in the desirable Oxfordshire village of Steeple Aston. This property is built using local stone and is an attractive double fronted period house with sash windows and tall ceilings. The front garden is edged by attractive wrought ironwork and climbing roses.

The property is currently configured over two floors to offer two reception rooms both with exposed bricks and feature fireplaces, making them cosy for winter evenings. The large kitchen has room to fit a dining table and chairs and also features a small pretty stain glass window and lovely outlook over the church in the distance.

There is a useful full head height dry cellar, which could be used for storage or a home office.

The ground floor accommodation is completed by a family bathroom and separate WC.

The centralised hallway leads you to the first floor accommodation where there are three double bedrooms. One of the front bedrooms has a large cupboard and loft access and the back bedroom boasts a window seat looking over the courtyard below and airing cupboard.

Palmer House comes with a spacious two bedroom

stone cottage, which is link-detached to the main house. It offers two double bedrooms with storage in the eaves and Velux windows, a bathroom, a dual aspect sitting room and separate dining area with under stair storage. The door in the kitchen leads to the courtyard garden and access to the main house. The windows in the annex have recently been replaced. There is the potential to take the roof off and connect the two dwellings as the foundations are deep enough. The annex has been rented out in the past bringing in an income. It also has the potential to be used as a business (subject to planning) or for teenagers, relatives or guests.

An archway leads you to the double carport and garage.

The partially walled courtyard patio is a pretty suntrap with roses climbing the trellis, making it a special place to enjoy an al fresco breakfast. The greenhouse is discreetly tucked away.

Steeple Aston is a village and civil parish on the edge of the Cherwell Valley in Oxfordshire, approximately 7 miles (11 km) west of Bicester and 10 miles (16 km) south of Banbury. In 1988 parts of the village were designated a conservation area. Steeple Aston village has one public house, The Red Lion and there is also The Holt Hotel on the edge of the

parish on the A4260 main road approximately 1 mile (1.6 km) south-west of the village. The village has a village shop and post office, pre-school, village hall, a sports and recreation club and sports pitch. Annual parish events include the Whit Races, and the spring and summer flower shows.

Steeple Aston lies east of the A4260 road between Banbury and Oxford. To the east it is linked with Bicester by the B4030. Approximately 1 mile (1.6 km) south-east of the village is Heyford Railway Station providing a rail link to Banbury, Oxford and Birmingham and London. Bicester Railway Stations provide services into London, Birmingham and Oxford. The nearest motorway access is via junctions 9 or 10 of the M40.





The property comprises:

Palmer House

Cellar

Ground Floor - Sitting Room, Dining Room, Kitchen/Breakfast Room,
Bathroom, WC, Cellar

First Floor - Three Double Bedrooms

Palmer House Barn

Ground Floor - Sitting Room, Dining Room, Kitchen, Bathroom

First Floor - Two Double Bedrooms , WC

Outside - Courtyard, Garage, Carport

Council Tax band - D

New Boiler

Gas Certificate



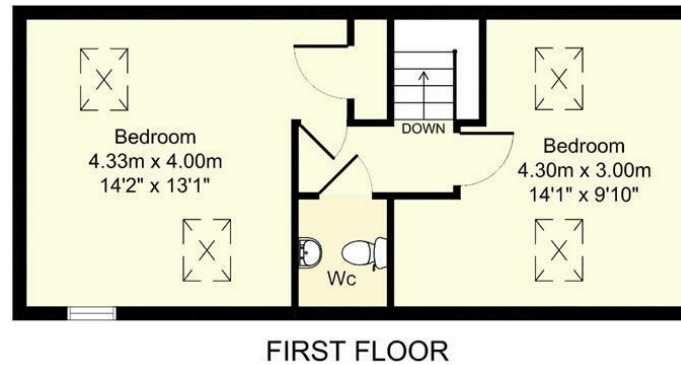


Palmer House Barn, South Side, Steeple Aston

Ground Floor Area 452 Sq.ft / 42 sq.m

First Floor Area 452 Sq.ft / 42 sq.m

Total Approx. Floor Area 904 Sq.ft / 84 sq.m



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

