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Kiln Close
Aston, Oxfordshire

Guide Price £330,000



Kiln Close Aston, Oxfordshire, OX18 2DH

Guide Price £330,000
Freehold

An improved 3 Bedroom semi-detached house forming part of a small group of properties tucked away in a lovely non-estate setting close to paddock land within this sought after village. The property benefits from a re-modelled ground floor layout comprising a refitted Kitchen/Diner, Sitting Room, Conservatory and Cloakroom. Other features include gas CH, double glazing, front & rear gardens with home office/workshop and a detached single garage with parking space in front. The property will certainly appeal to those seeking a more rural village home and viewing is advised.



SITUATION

The village of Aston lies some 4 miles south of Witney in West Oxfordshire and 2 miles east of Bampton on the B4449. The village is part of the civil parish of Aston, Cote, Shifford and Chimney.

Aston has all the essentials of village life - a church, school, general store and is also home to the popular Aston Pottery with vast gift shop, café and gardens.

DIRECTIONS

From the central triangle in Aston outside the Village Store on North Street head towards Bampton on the B4449. Turn right on to Back Lane and the property will be found in a small cul-de-sac after a short distance on your left-hand side.

THE ACCOMMODATION

Hall

Staircase to first floor, cupboard.

Cloakroom

WC, wash basin, gas fired boiler.

Sitting Room

Wood-burning stove, patio doors to conservatory. Wide opening to:-

Kitchen/Diner

Refitted kitchen, solid timber worktop, Belfast style sink, space for range style cooker (not included), tiled splashbacks, extractor hood, window to front and glazed double doors to the garden.

Conservatory

uPVC framed with a sloping roof. Door to rear garden.

On the First Floor

Landing

Access to roof space.

Bedroom 1

Window to front with views over neighbouring paddock.

Bedroom 2

Window to rear with pleasant open aspect. Wardrobe cupboard.

Bedroom 3

Window to front.

Bathroom

White suite of panelled bath with shower over, pedestal basin, WC, part tiled walls, window to side.

OUTSIDE

Single Garage

Detached garage on edge of parking area just off Back Lane. Up and over door, pitched roof, parking space in front.

The Garden

Front garden mainly laid to lawn, border and wild flowers, corner decking. Pathway side access to the rear garden comprising lawn and decking with a substantial workshop/home office with electric and power, enclosed by panelled fencing. A separate garden store with electric and power is accessed off the side path.


COUNCIL TAX

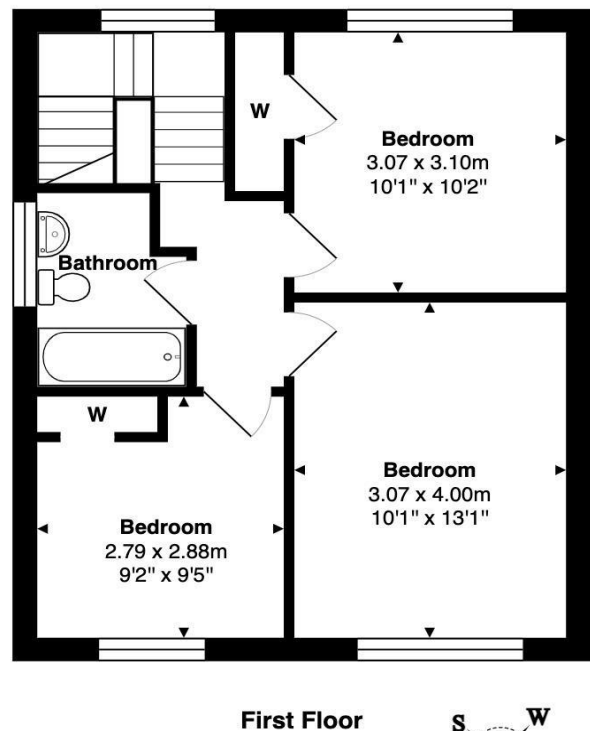
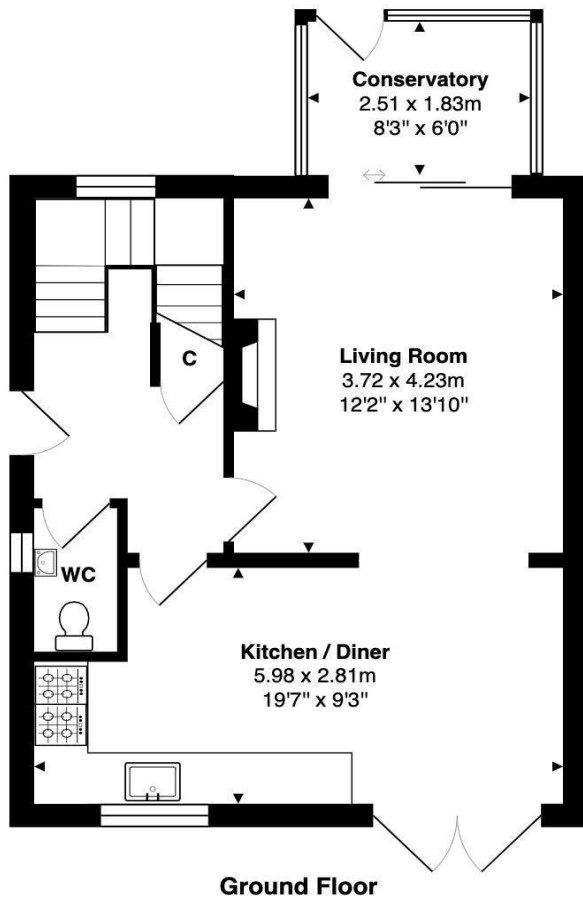
West Oxfordshire District Council - Band D.

VIEWING

By prior appointment through Abbey Properties on 01865 880697.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		82
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 



Approx. Gross Internal Area 91.6 m² ... 986 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purpose only and should be used as such.
 Drawn by E8 Property Services. www.e8ps.co.uk

