



Bull Street
Aston, Oxfordshire



abbeyproperties
independent estate agents

Bull Street

Aston, Oxfordshire, OX18 2DN

Guide Price £550,000

Freehold

An extended period cottage offered for sale in good order throughout providing a great mix of practical living space combined with cosy period features. Situated within the centre of the village along one of the pretty side streets, the cottage benefits from its own driveway parking for up to two cars that in turn leads to a good sized single garage with eaves storage and internal door access to the property. The gardens catch the sun from the afternoon onwards, are predominantly laid to lawn and fully enclosed. The main house has a central hallway at the front with a Living Room and another Reception Room both sides and running across the rear is the Kitchen-Breakfast Room and Day/Garden Room which are connected with bi-fold doors. There is also a useful Utility Room and Shower Room set off the Kitchen to the other end. On the first floor are four good sized Bedrooms along with the family Bathroom comprising a modern white suite. The property has period features that include fireplaces, exposed brick and stone work together with ceiling beams. Early viewing highly advised.



Accommodation

* Entrance Hall * Living Room * Reception 2 * Fitted Kitchen-Breakfast Room * Day/Garden Room * Utility Room * Ground floor Shower Room with WC * 4 Bedrooms * Family Bathroom * Double Glazed * Gas Central Heating * Garage with Eaves Storage * Driveway Parking for up to two cars * Enclosed Rear Gardens *

Location

Aston is a popular and conveniently located village c.5 miles south of Witney with good facilities including a Primary school, garage, community run village store with Post Office facility, Red Lion public house and recreation field. Aston has a beautiful nature reserve which is the biggest of the BBOWT (Berks, Bucks and Oxon Wildlife Trust). The site totals 250 hectares of wildlife rich land along the banks of the River Thames. The nearby market town of Bampton offers a wider variety of facilities including CO-OP mini-supermarket, Primary school with nursery, health centre with pharmacy and choice of public houses. A bus service runs through Aston every 2hrs to Witney Town with more frequent onward service to Oxford.

Directions

Follow SAT NAV postcode OX18 2DN. On entering Bull Street from the village centre, the property will be found after a short distance on your right hand side.

Council Tax

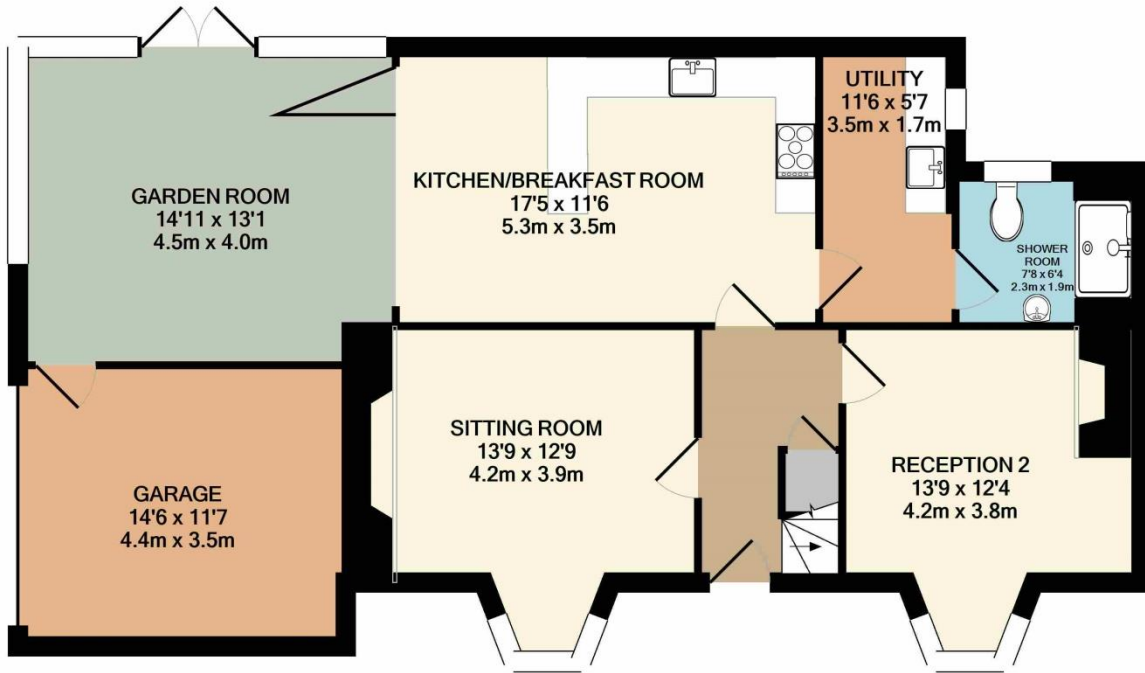
West Oxfordshire District Council - Band E.

Viewing

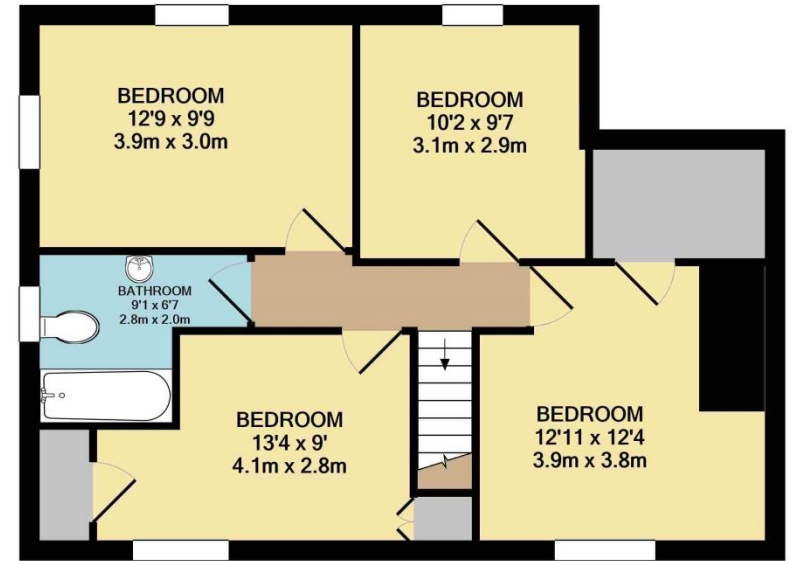
By prior appointment with Abbey Properties on 01993-851881.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



GROUND FLOOR
 APPROX. FLOOR
 AREA 1031 SQ.FT.
 (95.8 SQ.M.)



1ST FLOOR
 APPROX. FLOOR
 AREA 617 SQ.FT.
 (57.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1648 SQ.FT. (153.1 SQ.M.)

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 and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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