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Laundry Lane
Aston, Oxfordshire

Guide Price £475,000



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Freehold

An imposing stone-built period home with a long frontage, requiring updating and improvement throughout but offering fantastic scope, tucked away from the road in a no-through lane in this desirable West Oxfordshire village. The somewhat unique property is part-thatched and dates from two different eras with a later Victorian section gable end to the lane. The property has off-road parking and a cottage garden lying mainly to the front and side enjoying a southerly aspect. There is no rear garden. There are two staircases and flexible accommodation comprising Sitting Room, Family Room, Dining Room, Kitchen, Utility, 3 Bedrooms and Bathroom. A home with great character and huge potential to improve. END OF CHAIN SALE.



SITUATION

The village of Aston lies some 5 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, primary school, general store and is also home of the popular Aston Pottery with vast gift shop, café and gardens. The market town of Witney to the north boasts a wider range of shops, sports, social and recreational facilities.

DIRECTIONS

Aston is a small village some 5 miles south of Witney on the B4449 towards Bampton. From the centre of the village near the village shop proceed west and take the turning on your right into Back Lane. Turn left into Laundry Lane and the property will be found on your left.

THE ACCOMMODATION

Kitchen

Older style units, sink, electric oven and hob. Glazed doors to the garden.

Utility Room

Sink, WC, boiler, plumbing for washing machine.

Inner Hall

Flagstones, staircase to first floor.

Dining Room

Inglenook fireplace, window seat.

Sitting Room

Fireplace with tiled surround and mantelpiece, picture rail, timber wall panelling.

Family Room

Period style cast iron fireplace.

On the first floor

Bedroom

Double room.

Bedroom

Double room.

Bathroom

Older style coloured suite; panelled bath, pedestal basin, WC. Connecting door to:-

Landing 2

Staircase to inner hall.

Bedroom

Double aspect, windows front and rear.



OUTSIDE

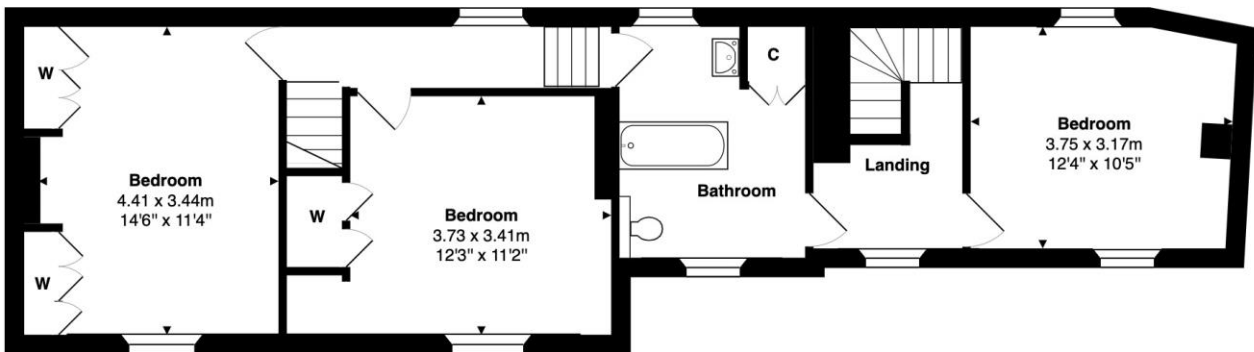
The Garden

The garden lies completely to the front and side of the property and enjoys a southerly aspect. There is off-road parking which gives way to lawn, mature shrubs and trees. Currently a blank canvas with the potential to create a beautiful cottage garden.

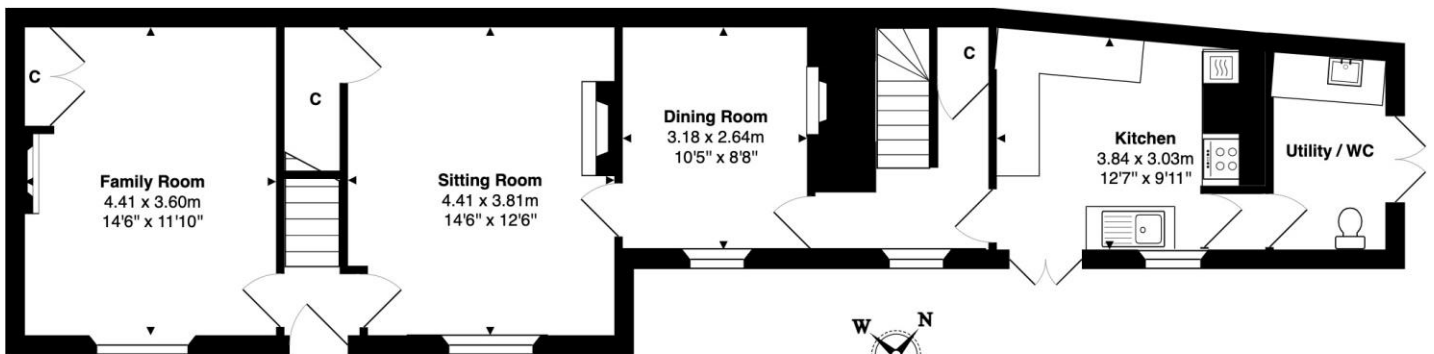
COUNCIL TAX

West Oxfordshire District Council - Band F.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E		
21-38	F	34 F	
1-20	G		



First Floor



Ground Floor

Approx Gross Internal Area 136.3 m² ... 1467 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 purposes only and should be used as such.

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