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**Marsh Furlong**  
**Aston, Oxfordshire**

**Guide Price £550,000**





## Marsh Furlong, Aston, Oxfordshire, OX18 2FN

### Guide Price £550,000 Freehold

A well appointed detached Bungalow dating from 2021 situated at the end of a private drive on this smaller well planned development on the edge of the popular village of Aston. The Bungalow offers well proportioned 3 Bedroom accommodation along with a double garage, gas central heating and well tended gardens to both front and rear. The accommodation comprises a spacious hall, sitting room, a striking open plan Kitchen/Diner with integrated appliances and bi-fold doors to the rear garden, Utility Room, Master Bedroom with built-in wardrobes and En-Suite Shower, two further Bedrooms, and main Bathroom. The double garage with electrically operated door can be accessed from the property. The gardens are a particular feature with numerous, trees, shrubs and soft fruit bushes creating beautiful outdoor space. A rarely available opportunity to purchase a recently constructed Bungalow and viewing is recommended.





## 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, primary school, general store and is also home of the popular Aston Pottery with vast gift shop, café and gardens.

## DIRECTIONS

Entering Aston on the Cote Road (B4449) the property will be found on your right-hand side before reaching the primary school. Satnav: OX18 2FN

## THE ACCOMMODATION

### Hallway

L-shaped hallway with large coats cupboards, access to roof space, door to garage.

### Sitting Room

Window to front, electric fire and surround.

### Bedroom 3

Window to front.

### Kitchen/Sitting Room

A spacious open plan room overlooking the rear garden with bi-fold doors. Contemporary base and wall units, worktop and upstand, integrated fridge/freezer, "Smeg" dishwasher and gas hob with feature extractor hood, electric double oven.

### Utility Room

Plumbing for washing machine, sink, 'Worcester' gas fired boiler, airing cupboard with cylinder. Door to rear garden.

### Master Bedroom

Triple wardrobe with mirrored doors, window to rear.

### En-Suite Shower

Tiled shower, wash basin, WC, mirrored wall, tiled floor.

### Bedroom 2

Window to rear, wardrobe.

### Bathroom

White 'Roca' suite comprising panelled bath with shower attachment, wash basin, WC, tiled plinth and mirrored wall, tiled floor.

## COUNCIL TAX

West Oxfordshire District Council - Band E.



## OUTSIDE

### Double Garage

Electric up and over door, electric light and power, personal door.

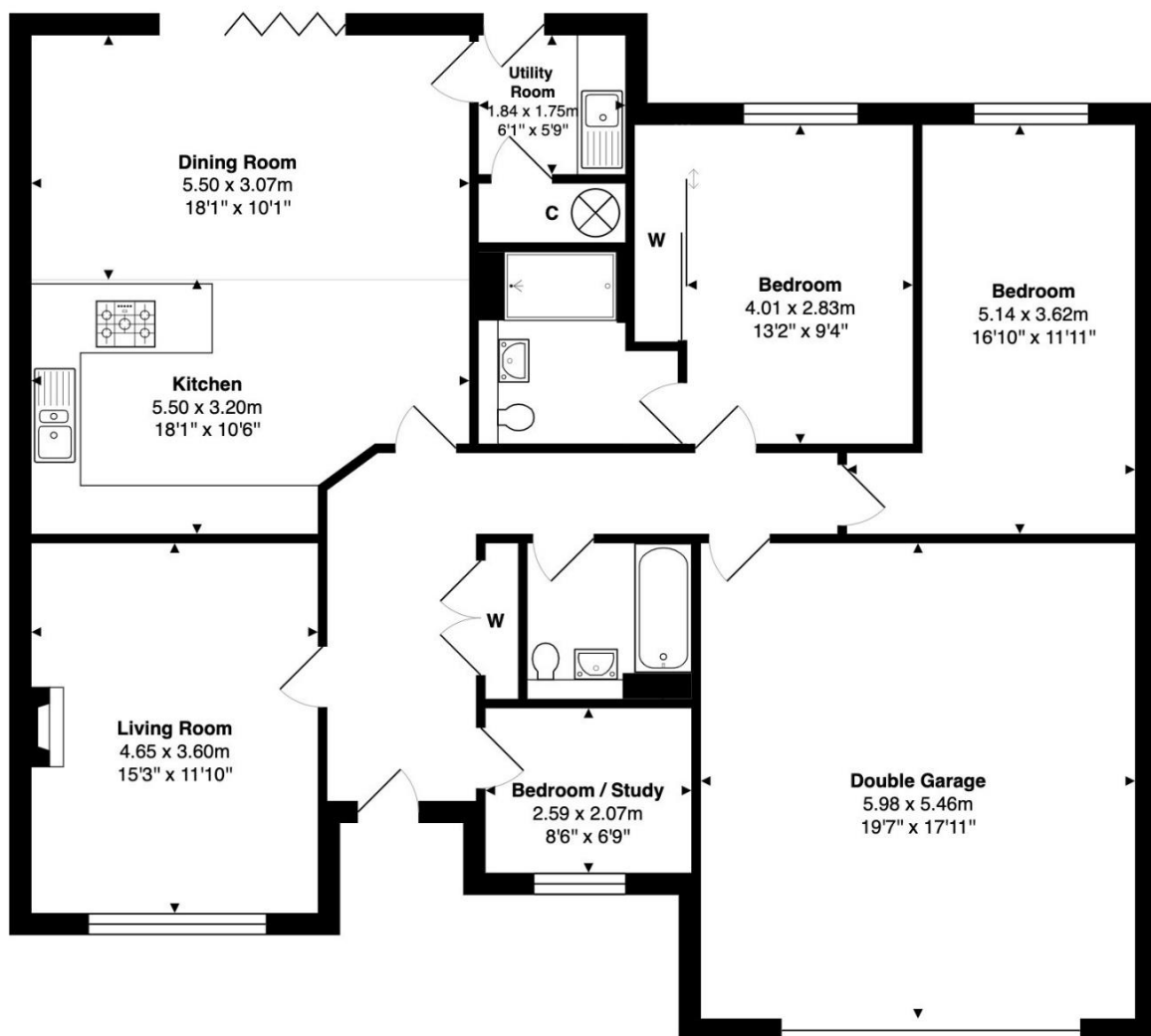
### The Garden

Beautifully tended gardens to both front and rear.

Lawn and shrub beds to the front and side of the property, access either side of the Bungalow to the rear garden. This has been carefully maintained and improved during the Vendor's ownership with an array of shrubs and semi-mature trees, extending to the side with fruit bushes. There is also patio, lawn, a central fountain feature and small ornamental pond.

### Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		93   A
81-91	B	84   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



### Ground Floor

### Approximate Gross Internal Area

148.8 m<sup>2</sup> ... 1601 ft<sup>2</sup>

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.

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