



26 Grange Park, Steeple Aston, OX25 4SR  
£575,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

Situated in a sought after development which forms part of this highly sought after village is this detached 4 bedroom family house which requires modernisation and improvement throughout with potential to extend subject to planning permission making an ideal project for a buyer wishing to make the property their own. The accommodation comprises entrance hall, cloakroom, double aspect lounge, separate dining room and larger than average kitchen. Upstairs there are 4 bedrooms and family bathroom, outside there is a 70' wide garden in need of cultivation and a detached double garage with driveway parking to the front.

Additional information to note:-

- All main services are connected
- Gas boiler not working
- OFCOM checker confirms standard to superfast broadband is available at the property
- OFCOM checker indicates that there is limited or none mobile voice data available inside the property, with likely mobile voice and data outside the property.

Council Tax Band: E

EPC Rating: E



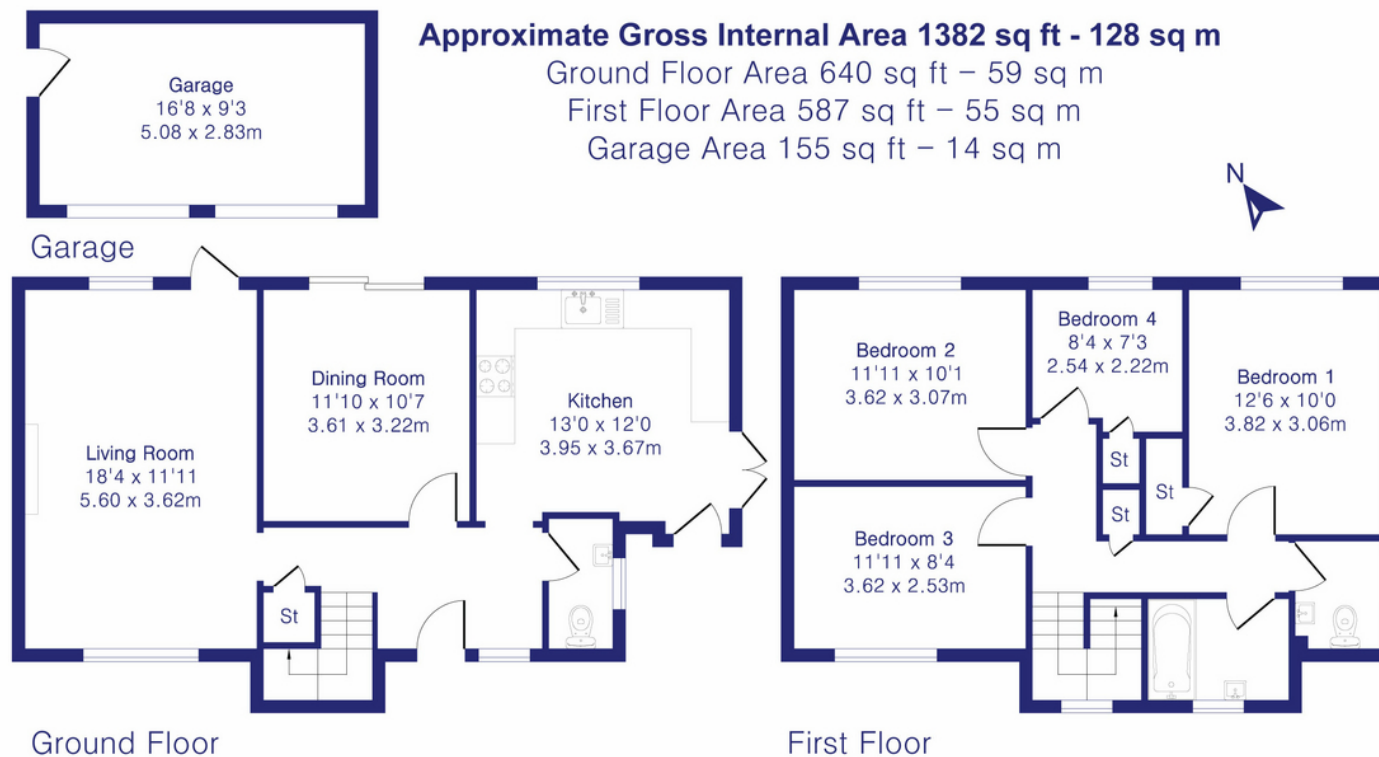


## Key Features

- Detached Family Home
- 4 Bedrooms
- 2 Reception Rooms
- Cloakroom
- Double Garage
- Wide Plot
- Highly Sought After Development
- Potential to Improve
- Requires Work
- Viewing Recommended

## The Location

Steeple Aston is an ancient village mentioned in the Domesday book with village facilities to include shop/post office, very well regarded primary school and pre-school, public house, cafe, church, playing field and play park, the River Cherwell, Oxford Canal, Soho Farm House and Blenheim Palace are nearby. The village also provides access to Oxford, Banbury and Bicester along with Train Station at Heyford Bicester and Oxford Parkway.



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### Kidlington Office

1B The Hampden Building, High Street  
Kidlington, Oxfordshire, OX5 2DH

T 01865 379 880

E [kidlington@thomasmerrifield.co.uk](mailto:kidlington@thomasmerrifield.co.uk)

W [thomasmerrifield.co.uk](http://thomasmerrifield.co.uk)



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