



{ PAINES HILL STEEPLE ASTON OX25  
£3,000 PER MONTH AVAILABLE 07/07/2025

Hamptons  
THE HOME EXPERTS

# { THE PARTICULARS

Paines Hill Steeple Aston OX25

£3,000 Per Month  
Unfurnished

 3 Bedrooms  
 2 Bathrooms  
 2 Receptions

## Features

- Private Garden, - Three Double Bedrooms, - Kitchen Breakfast Room, - Off Road Parking, - Home Office, - Two Reception Rooms

## Council Tax

Council Tax Band D

Hamptons  
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# { A SPACIOUS FAMILY VILLAGE HOUSE IN THE HIGHLY SORT AFTER VILLAGE

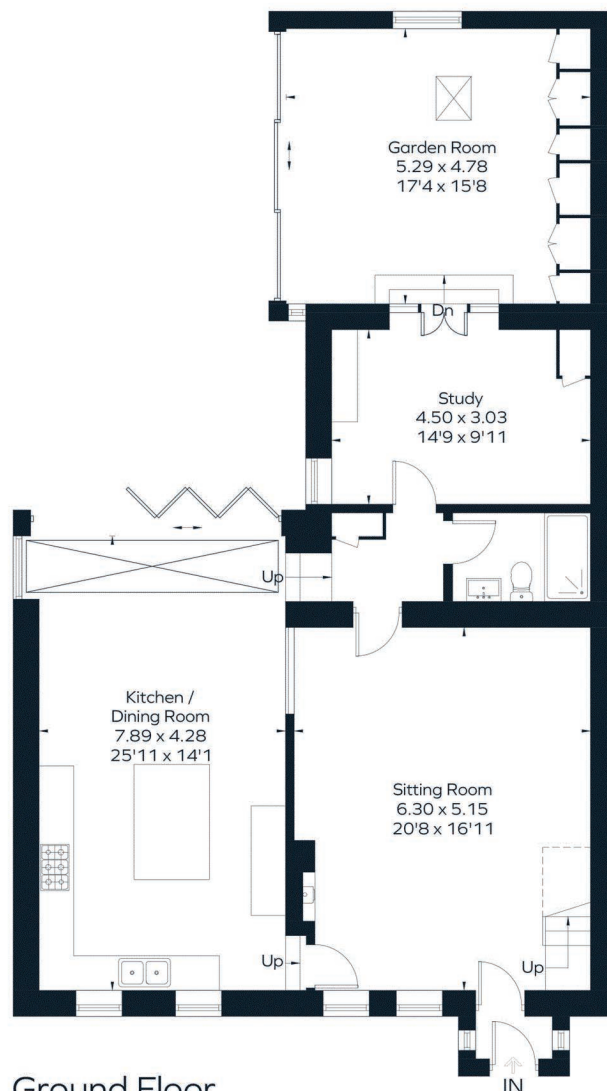
## The Property

This charming period family residence is situated on a generous plot in the desirable village of Steeple Aston. It has been recently redecorated and is finished to a high standard throughout offering really sumptuous living spaces where modern meets old. The property features an entrance hall, a spacious sitting room complete with a period stone fireplace, a kitchen breakfast room with dinning area and ground floor showeroom/wc. There are three bedrooms and a family bathroom on the first floor. The master bedroom contains a roll top bath of its own. A versatile and modern extension has been added to the rear of the property creating a wonderful home office and garden room. Additionally, there is off-road parking and a well-established garden and use of a garden shed.

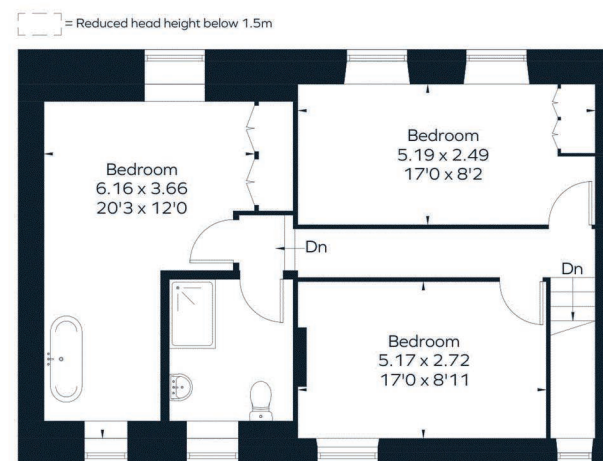
## Outside

Steeple Aston is a well-known village with a rich history. The village is situated near the river Cherwell and the Oxford Canal, with the market town of Bicester, located nearby. Steeple Aston offers convenient access to both Oxford and Banbury, with the M40 motorway accessible at junction 10. Rail services are available from Heyford, Oxford, Banbury, and Bicester, with a journey from Bicester to London Marylebone taking approximately 50 minutes. Within the village, residents benefit from a shop/post office, a highly regarded primary school and pre-school, a public house, a church, a playing field, and a play park. Additionally, attractions such as Soho Farmhouse, Blenheim Palace, and Bicester Village are easily accessible.





Ground Floor



First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #75101

#### For Clarification

We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

