



**LEECHADWICK**

SOLICITORS LLP  
& ESTATE AGENTS



**Church Lane**

**Aston**

**Price £779,000**

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Local Authority: West Oxfordshire District Council

Council Tax Band: E for 2023/2024 - Tenure: Freehold

A Substantial, Spacious and flexible Four Bedroom Executive Detached Family House presented in Excellent Order with Living Room, Large Kitchen/Dining/Family Room, Home Office, Two Bathrooms and Integral Garage in the Popular Village of Aston. The Property is situated on a private road serving three properties.

The property comprises:

- Entrance Hall
- Fitted Living Kitchen/Dining and Family Room with patio doors to Garden
- Living Room with Wood Burner
- Four Bedrooms, one with patio doors to rear garden
- Master Bedroom with En Suite and Dressing Area
- Family Bathroom
- Home office
- Driveway, Integral Garage
- Utility Room with Cloakroom
- Mature Gardens
- Secluded Decking Area







































Aston is a Popular Village in the Cotswolds just a short distance from the bustling market town of Witney with connections to Oxford and London. Aston benefits from a primary school and local community shop, Village Hall and the popular Aston Pottery with Café and The Red Lion Pub serving the local community. A great location surrounded by the Cotswold countryside perfect for walking, cycling and family life.

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Disclaimer: Lee Chadwick endeavours to ensure that the floorplans, measurements and descriptions are accurate but cannot accept any responsibility for any errors, misstatements or omissions. In any event all measurements are approximate and these particulars are intended for guidance purposes only. Wide angled lenses may have been used for the photography. Lee Chadwick has not tested any appliances and purchasers should not assume that any reference to them means that they are included in the sale. It should not be assumed that any necessary planning or building regulation or listed building consents have been obtained. Any warranty or representation in relation to the property may not be relied upon. These particulars may not be included or relied upon in any offer nor may they form part of any contract. Purchasers must rely on their own inspection, legal enquiry and survey in all respects

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