

GRANT FRASER
TOWN & COUNTRY

16 Pound Field Road, Aston, Bampton, Oxfordshire, OX18 2FR
Guide price £795,000



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Just shy of 3,000 sq. ft. (inc garage) is this 2 year old five double bedroom detached property, with a 21' living room, 24' kitchen diner, study/playroom, two en-suites and four piece main bathroom.

Situated on the edge of Aston, surrounded by Oxfordshire countryside. The village has a shop, post office, pub, church and primary school along with Aston Pottery, offering a gift shop, cafe, gardens and Chimney Meadows, a 250 hectare nature reserve, rich in wildlife, along the banks of the Thames. Circa. 4/5 miles south of Witney, 2.5 miles east of Bampton and 15 miles west of Oxford.

Description

Comprising entrance hallway, living room, study/playroom, kitchen diner, utility, cloakroom, walk in cupboard, five bedrooms, two en-suites and main bathroom. The entrance hallway has stairs leading to a galleried landing and doors leading to all ground floor areas. The study/playroom is the immediate left and has pleasant views overlooking the front garden and backdrop greenery and hedgerow. Opposite the front door is the living room which benefits from french doors out to the rear garden and has a feature fireplace. Down the hallway is the kitchen diner to the right, this has a central island unit, overlooks and has access to the rear garden with a rear door leading to the utility, whereby a further side door leads on to the side passage and garden. To the end of the hallway doors lead to a cloakroom, walk in cupboard and the integral (larger than average) double garage. On the first floor the principle bedroom sits over the footprint of the garage, has three double wardrobes, pleasant views over the greenery to the front of the property and has an en-suite shower room. There are four further double bedrooms, a second en-suite, four piece main bathroom, a handy storage and separate airing cupboard.

Outside there is driveway parking to the front. A gated side access leads to the rear garden, with a patio, lawn, raised deck, summerhouse with power all surrounded by planted borders. The side passage offers access to the utility and garage (door yet to fitted).

Services: Mains gas, water, electric and sewage.

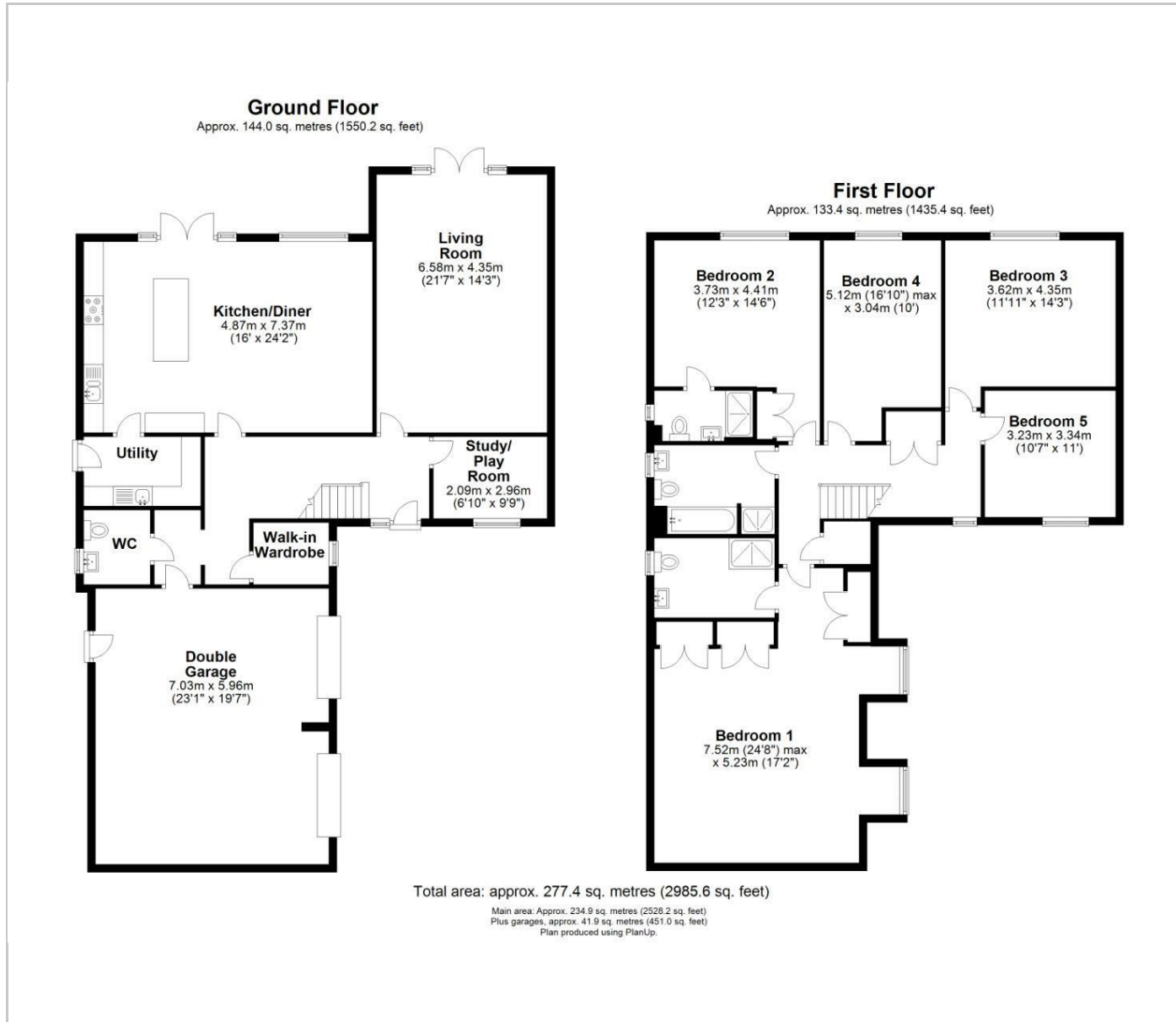
Agents note: there is a service charge of circa. £200 per annum for maintenance of the communal areas within the estate.

Situation

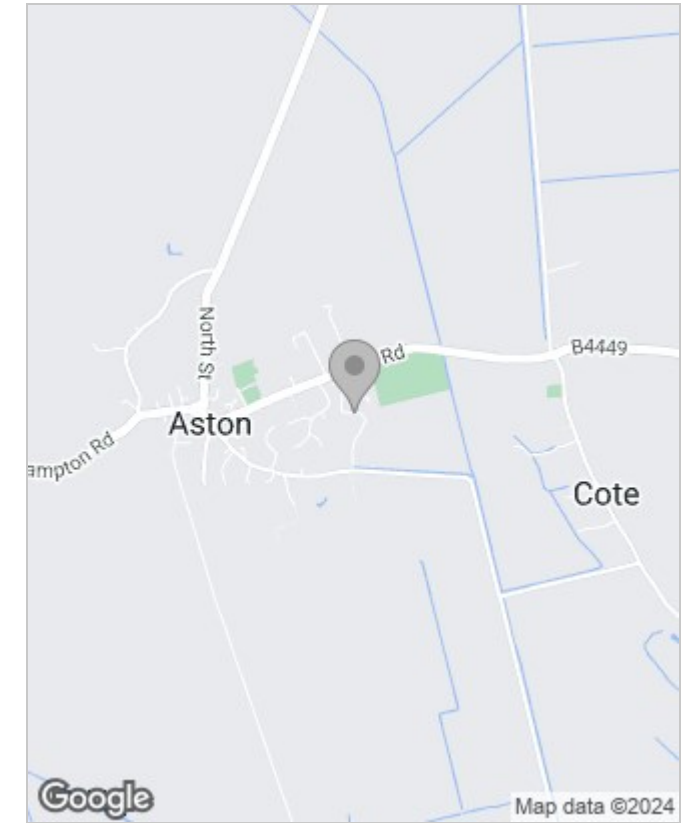
Aston is a small Oxfordshire village located circa. 4 miles to the south of Witney, a larger town offering all the usual amenities to be expected. Oxford city center is circa. 15 miles and the M40 to the north of Oxford offers direct vehicular links to London within an hour and a half. Bampton is circa. 2.5 miles, often best known for being the location for the filming of Downton Abbey and is one of the oldest towns in England. Bampton offers further convenience shops, boutique businesses, cafes, butchers, hairdressers along with the usual bars, restaurants and takeaways. Aston itself offers a convenience shop, post office, pub, church and primary school. Aston Pottery is also located within the village and offers a place to visit with an onsite gift shop, cafe and gardens. Swindon train station is circa. 21 miles and offers direct trains into London Paddington in under the hour. The M4 motorway offers links to London, Bristol and Bath to name a few.



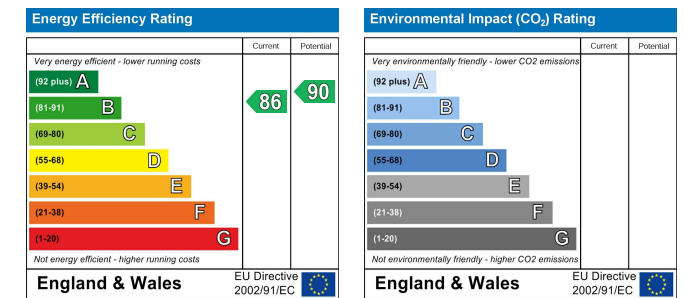
Floor Plans



Area Map



Energy Performance Graph



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