

PADDOCKS

10 PLOWDEN PARK, ASTON ROWANT, OXFORDSHIRE OX49 5SX



HAMNETT
HAYWARD

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OXFORDSHIRE, OX49 5SX

A substantial mature home located within an exceptional setting, overlooking Aston Rowant village green, all within beautiful grounds approaching ¼ of acre.

Paddocks is a substantial four bedroom detached family home forming part of the exclusive Plowden Park development, within the highly regarded village of Aston Rowant. Enjoying a lovely setting overlooking Aston Rowant village green the property enjoys a generous plot approaching a ¼ of an acre, including the most beautiful formal gardens to the rear. Aston Rowant is a highly regarded and picturesque Oxfordshire village, set below the Chiltern escarpment for the most pleasing rural walks, including National Trusts trails. For the commuter, junction 6 of the M40 is within a short drive and railway stations are located at nearby Princes Risborough and Haddenham & Thame parkway offering a comprehensive service into London Marylebone (under 40 minutes).

On entering this superb home, an entrance porch open to an entrance hall providing access to all ground floor accommodation. The sitting room extends to an impressive 24' in length and is fitted with a wood block flooring, an open fireplace is the feature of this double aspect room. Further accommodation to the ground floor includes a 19' kitchen/breakfast room overlooking the rear garden, and opening to the conservatory. A snug/study and formal dining room. The kitchen is fitted with a range of shaker style cupboard and drawer units with a range of integrated appliances. A walk in pantry houses the boiler.

To the first floor are four generous bedrooms including a principal bedroom suite overlooking the lovely garden and countryside beyond. The remaining three bedrooms are served by a large family bathroom.

Externally and of particular note are the beautiful mature gardens to both the front and rear aspect. Paddocks sits in one of the largest plots on the development (0.24 acres) with a generous driveway for ample vehicles opening to a double garage. To the front of the property is a picturesque view across the village green and gated access opens to the rear. To the rear the gardens offer exceptional seclusion being bound by a number of mature trees and hedgerow. A large terrace is situated directly behind the house providing the perfect area for entertaining, with the remainder being laid mainly to lawn with a number of mature flower borders. The plot adjoins the equestrian facilities of Aston Park Stud grounds creating an idyllic tranquil environment yet offering easy access to the M40 motorway, Princes Risborough mainline station and Thame market town.

“AN OUTSTANDING FOUR BEDROOM DETACHED FAMILY HOME, FORMING PART OF AN EXCLUSIVE LOCATION OVERLOOKING ASTON ROWANT VILLAGE GREEN AND ENJOYING VIEWS OVER ASTON STUD AND THE CHILTERN ESCARPMENT”



AT A GLANCE

- A substantial four bedroom detached home enjoying substantial mature grounds approaching ¼ of an acre
- A stunning setting overlooking Aston Rowant village green, with further views of The Chiltern Hills
- Generous accommodation extending to 2,200 sq.ft with further scope to extend
- Highly sought after village offering excellent access to M40 junction 6
- A unique opportunity to acquire a mature home within this highly regarded village



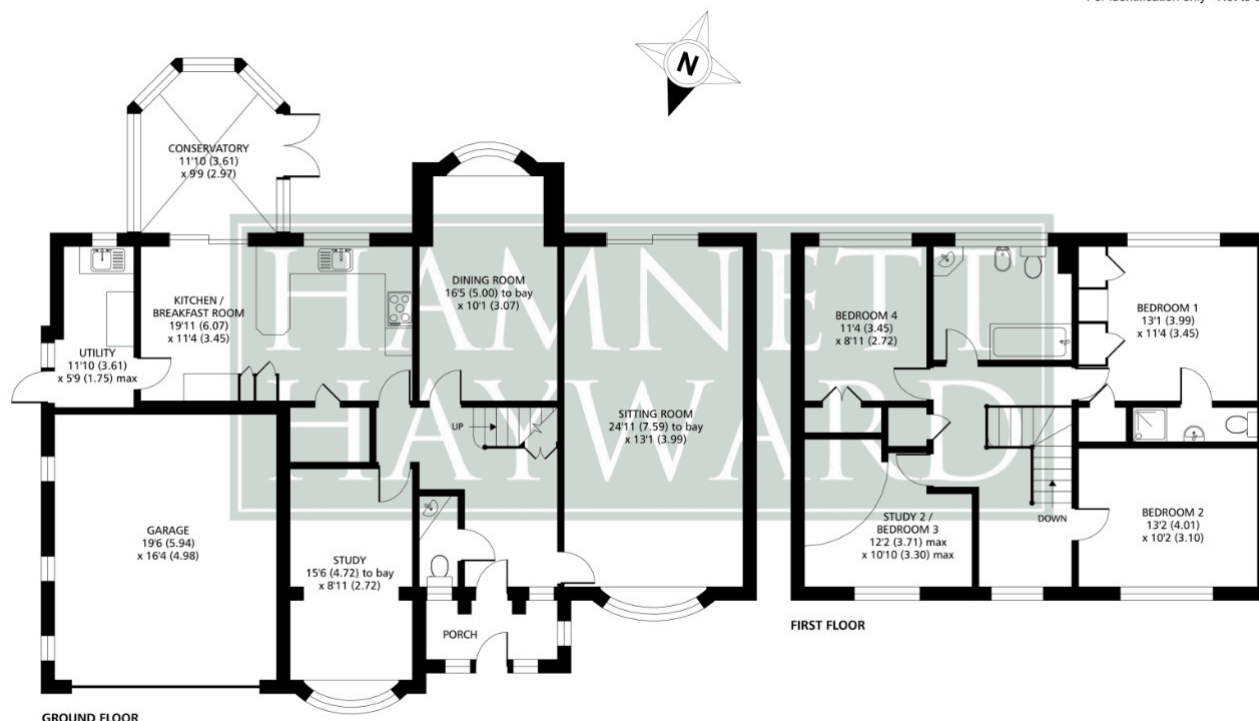
SPECIFICATION

- Entrance porch
- Inner entrance hall
- Cloakroom
- 24' sitting room with open fireplace
- Snug/Study
- 16' dining room
- 19' Kitchen/breakfast room
- Utility room
- Conservatory
- Principal bedroom with en-suite shower room
- Three further bedrooms
- Large family bathroom
- Ample parking to the front
- Double garage
- Beautiful mature landscaped gardens to the rear adjoining Aston Stud
- Total plot approaching ¼ of an acre
- Outstanding setting with views over Aston Rowant green to the front
- Highly regarded Oxfordshire village with excellent access to M40 junction 6
- Beautiful rural walks including access to National Trust land and The Chiltern Hills
- Scope to further extend and re-model

Plowden Park, Aston Rowant, Watlington, OX49

Approximate Area = 2481 sq ft / 230.4 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hamnett Hayward Ltd. REF: 1220183

LOCATION

ASTON ROWANT is a beautiful Oxfordshire village situated at the foot of the Chiltern Hills, just 4 miles from the historic market town of Thame. The oldest part of the village has a twelfth century church where, history relates, the bell ringers were put in the stocks for ringing the bells when Elizabeth I, then a princess, was led along Church Lane on her way to imprisonment at Woodstock Manor. The majority of the village is set around the pretty green and surrounded by Aston Rowant stud; facilities within the village include a thriving cricket club and a very popular Church of England Primary School, recently rated good by Ofsted. There is a farm shop and cafe in the neighbouring village of Kingston Blount, with more comprehensive facilities in nearby Chinnor (three miles), Thame and Princes Risborough. For dog walkers, the village is connected to a number of footpaths extending to National trust trails within the Chiltern Hills, including Aston Wood. For the commuter, junction 6 of the M40 is within a short drive providing ready access to London and The Midlands. There is also a regular bus service every 15 minutes with The Oxford Tube providing a comprehensive to London. Nearby railway stations at Princes Risborough (six miles) and Haddenham & Thame Parkway offer a comprehensive service into London Marylebone, Oxford and Bicester village. For restaurants, The Sir Charles Napier, Le Manoir aux Quat' Saisons and La table d'Alix are all close by.

ADDITIONAL INFORMATION

Services: Mains water and electricity

Heating: Oil fired central heating boiler to wet radiator system

Energy Rating: Current F (33) Potential D (55)

Local Authority: South Oxfordshire District Council

Postcode: OX49 5SX

Council Tax Band: Band G

GUIDE PRICE

£950,000



HAMNETT HAYWARD

42 Upper High Street, Thame, Oxfordshire OX9 2DW

Tel: 01844 215371

Email: thame@hamnetthayward.co.uk