

BAYSWATER HOUSE

12 PLOWDEN PARK, ASTON ROWANT, OXFORDSHIRE. OX49 5SX



HAMNETT
HAYWARD

BAYSWATER HOUSE

12 PLOWDEN PARK, ASTON ROWANT,
OXFORDSHIRE OX49 5SX

A mature four bedroom family home located in an exceptional setting adjoining the village green including mature grounds totalling in excess of a quarter acre

Bayswater House offers a rare opportunity to acquire a substantial detached family house forming part of an exclusive development tucked away behind the village green in this highly sought after south Oxfordshire village. With internal accommodation totalling over 2000 sq.ft this impressive home has been well maintained and modernised by the current owners to now offer flexible living accommodation over two floors.

From the generous entrance hall you are presented with a full length 24' double aspect sitting room with fireplace and double doors opening onto an impressive 20' dining/family room with lovely bay window overlooking the rear garden. The kitchen/breakfast room has been updated and fitted with an extensive array of shaker style base and wall units with integrated appliances and granite worktops which in-turn leads to a useful utility room. Ground floor accommodation also includes a sizeable study with bay window and cloakroom to the front aspect. The double garage is accessed from the utility room and features an electric up and over door which opens onto a large gravel driveway. On the first floor Bayswater House has the benefit of four double bedrooms all enjoying views over the garden. The master bedroom features a modern shower room and the remaining three bedrooms are served by a spacious family bathroom.

Externally and of particular note are the beautiful mature gardens to both the front and rear aspect. Bayswater House sits in one of the largest plots on the development (0.29 acres) with a large sweeping gravelled drive and second lawn area adjoining the village green which creates a breathtaking approach. 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 with the remainder being laid mainly to lawn. 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.

“WITH VIEWS OVER THE VILLAGE GREEN AND THE GROUNDS OF ASTON PARK STUD, BAYSWATER HOUSE IS LOCATED IN THE MOST PICTURESQUE SETTING”



AT A GLANCE

- Large detached family home forming part of a sought after residential development
- Beautiful mature plot to both front and rear totalling about 0.29 acres
- Modernised and maintained to a very high standard
- Beautiful village setting yet offering excellent road and rail communications



SUMMARY

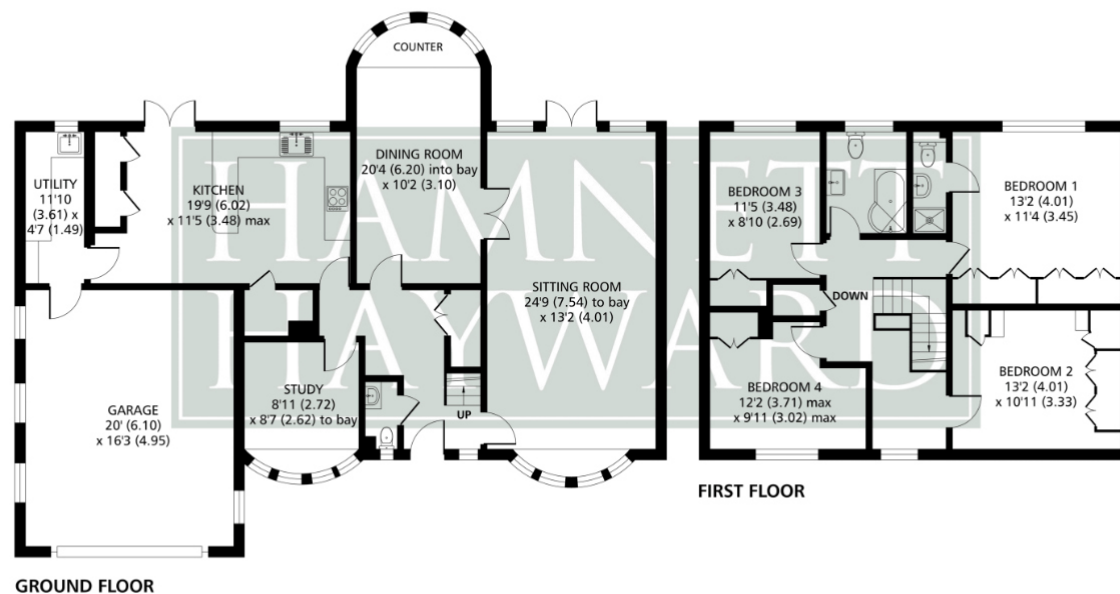
- Entrance hall
- Cloakroom
- Sitting room
- Kitchen/family room
- Utility room
- Family/dining room
- Study
- Master bedroom with en-suite shower room
- Three further double bedrooms
- Family bathroom
- Double garage
- Mature gardens totalling about 0.29 acres
- Picturesque village setting next to village green
- Only 7 miles to Princess Risborough mainline station to Marylebone, London



Plowden Park, Aston Rowant, Watlington, OX49

Approximate Area = 2214 sq ft / 205.6 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Hamnett Hayward Ltd. REF: 990563

LOCATION

ASTON ROWANT is a delightful Oxfordshire village situated at the foot of the Chiltern Hills. The oldest part of the village is 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. Most of the village is set around the green includes a thriving cricket club and there is a very popular primary school boasting good Ofsted results. More comprehensive facilities are available at Chinnor (three miles), Thame, Princes Risborough and High Wycombe. 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 (up to every 15 minutes) bus service to London within walking distance of Aston Rowant and railway stations at Princes Risborough (six miles) and High Wycombe offering regular direct line services to London Marylebone and Birmingham.

ADDITIONAL INFORMATION

Services: Mains water, Gas & Electricity

Heating: Oil fired central heating to radiators.

Energy Rating: Current E (47) Potential C (73)

Local Authority: South Oxfordshire District Council

Postcode: OX49 5SX

Council Tax Band: G



HAMNETT HAYWARD

42 Upper High Street, Thame, Oxfordshire OX9 2DW

Tel: 01844 215371

Email: thame@hamnetthayward.co.uk