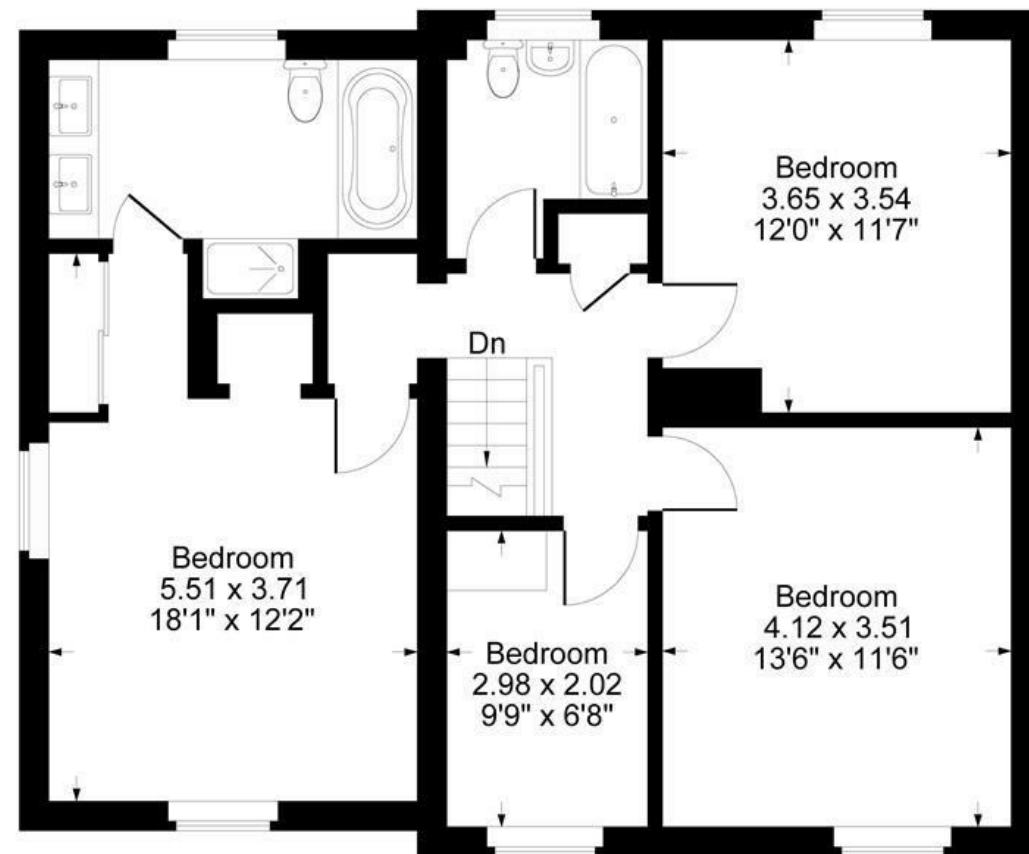


Ground Floor

Approximate Gross Internal Area
 Ground Floor = 97.07 sq m / 1045 sq ft
 First Floor = 74.90 sq m / 806 sq ft
 Total Area = 171.97 sq m / 1851 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.



First Floor

The Property

Positioned on a quiet lane on the edge of Hailey, near Witney, Aspley House is a well-presented and spacious family home offering flexible accommodation, generous parking, and a lovely garden. The property feels light and airy throughout, with large windows that bring in plenty of natural light, creating a welcoming and comfortable atmosphere. A gated driveway provides off-road parking and leads to the entrance hall, which features a hardwood floor and space for coats. To the left, there is a cloakroom and a ground-floor bedroom with a walk-in wardrobe. To the right, the living room continues the hardwood flooring and benefits from a corner log-burning stove, adding both warmth and charm. An adjoining study or playroom provides flexible space that could easily adapt to suit a variety of needs.

At the rear of the property, the open-plan kitchen/dining room is well-equipped, with space for a dishwasher, washing machine, and fridge/freezer, as well as a pantry cupboard. There is room for a dining table and chairs, making it an ideal space for family meals. Double doors lead into a large conservatory, which further enhances the sense of space and opens onto the rear garden via patio doors.

Upstairs, a spacious landing leads to the principal bedroom, which benefits from a built-in wardrobe and an ensuite bathroom with both a bath and a separate shower. There are two further well-sized double bedrooms, a single bedroom, and a family bathroom with a shower over the bath.

The rear garden is a peaceful and private outdoor space, featuring a patio, lawn, summer house, and shed.

The property also has planning permission for a loft conversion, which would create five double bedrooms and a study across the first and second floors, as well as approval for a rear extension to expand the kitchen/dining area and add a utility space. Full plans are available on request.

With its light-filled interiors, excellent layout, and potential for further enhancement, Aspley House offers a fantastic opportunity to acquire a spacious family home in a desirable location, with easy access to Witney and the surrounding countryside.

Situation

Delly End is situated in the picturesque village of Hailey, just 2 miles from the vibrant market town of Witney. Hailey benefits from a well-regarded primary school, local cricket and rugby clubs, and the historic Lamb and Flag Inn, which has been a staple of village life for centuries. The village offers a peaceful setting, yet is within easy reach of larger towns and cities, with Witney accessible in under 10 minutes by car. Oxford, with its extensive shopping, dining, and cultural offerings, is only 14 miles away. For commuters, Charlbury train station is just a 10-minute drive, offering direct trains to London Paddington in under 1 hour 30 minutes.





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