



A stylish detached home in the popular Oxfordshire village of Steeple Aston, with modern interiors, four bedrooms, and a delightful garden with stunning views. Features include a double garage, ample parking, and excellent road and rail links nearby.

Positioned at the head of the cul-de-sac, this beautifully presented detached family home offers spacious and well-planned accommodation, complemented by a larger-than-average plot.

Boasting a generous garden with open field views across the Chilterns, it also has excellent parking provisions, including a detached double garage and a driveway for several vehicles.

The property has been maintained to a high standard throughout, featuring a modern fitted kitchen and a stylish bathroom suite.

Accommodation.

The internal layout has an excellent flow and functionality for family living.

On the ground floor, the welcoming entrance hall gives access to a bright sitting room with French doors to the garden, a separate dining room ideal for entertaining, and the modern kitchen fitted with contemporary units and integrated appliances.

A large cloakroom completes the ground floor accommodation.

Upstairs, there are four well-proportioned

bedrooms, all served by a family bathroom, with the main bedrooms enjoying pleasant views over the garden and surrounding countryside.

Outside.

Externally, the property is set back from the road, offering an attractive frontage, with a large area laid to lawn.

A brick-paved driveway curves up to the house and continues to the rear, where the detached double garage is located.

The rear garden is extensive, mainly laid to lawn with mature borders and hedges, offering a huge degree of seclusion.

Post and rail fencing at the bottom of the garden allows you to make the most of the superb open views over adjoining fields, and to the Chiltern Hills beyond.

The patio is perfect for al-fresco dining and enjoying long summer evenings in the tranquility of this beautifully secluded garden.

Location.

Steeple Aston is a quintessential Oxfordshire village, well-regarded for its thriving community, historic charm, and excellent amenities.

The village itself benefits from a local shop and post office, a well-regarded primary school, a parish church, and a welcoming public house.

For wider shopping and leisure facilities, nearby towns such as Bicester and Banbury are within easy reach, both offering a comprehensive range of services.

For commuters, Steeple Aston is ideally positioned with Heyford and Bicester North train stations close by, providing direct rail links into Oxford, London Marylebone, and Birmingham.

The village also offers easy access to the M40, making it convenient for both London and the Midlands.





The Property Comprises:

Ground Floor:

Entrance hall with stairs to the first floor
Spacious sitting room with French doors to the garden.
Dining room with access to the kitchen
Modern fitted kitchen with side access
Storage cupboards
Cloakroom

First Floor:

Four well-proportioned bedrooms
Family bathroom
Landing with storage cupboards

Outside:

Large rear garden with open field views over the Chilterns
Detached double garage
Driveway parking for several vehicles
Generous front lawn and landscaped approach

Freehold Property

Brick-built- tiled roof

Services:

All mains service connected
Broadband check coverage with Ofcom
Mobile phone - check with Ofcom

Local authority - Cherwell District Council

Council tax band - F



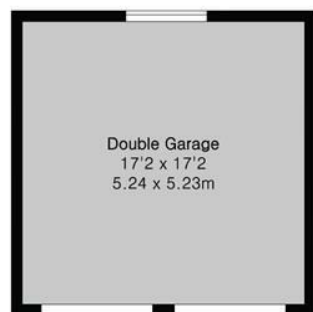


**Approximate Gross Internal Area 1394 sq ft - 129 sq m
(Excluding Garage)**

Ground Floor Area 732 sq ft – 68 sq m

First Floor Area 662 sq ft – 61 sq m

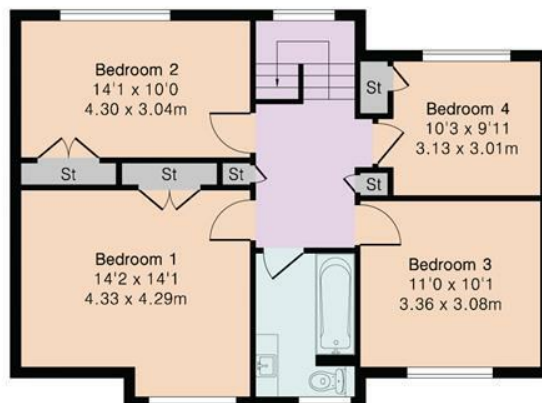
Garage Area 295 sq ft – 27 sq m



Garage



Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		64	7
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



