





2 Oakridge, Middle Aston, OX25 5PX

Guide Price £750,000

**There is something very calm about this house. From the light and bright rooms, to the natural flow of the layout, to views across fields upstairs, it's a lovely place to be.**



A beautifully presented stone house C.1,900 sq ft, sitting near the edge of a peaceful and highly popular village set in rolling countryside. Five bedrooms, three receptions, kitchen & utility, plus detached double garage.

Middle Aston might need some looking up for those who don't know it! Tucked away amid some delectable countryside, it is a small hamlet that albeit dating back 1,000 years or more has remained totally unspoilt. This is a place to live for those who want peace, space and light, with countryside walks in abundance and scenery to die for. And yet it's also very practical, with its sister village of Steeple Aston, containing many amenities, less than a mile away; plus both Bicester and Banbury sit just 10 miles away. If you've never heard of Middle Aston this might be the right time to visit!

2 Oakridge is one of just three beautifully built stone houses constructed in the late nineties. Built to a high spec by a respected local builder, you can instantly tell the difference in quality between this and a lesser house. No one goes to the trouble of brick window reveals to contrast with the stone unless they have a good understanding and love of that architectural style. The same goes for the fanlight-style window that floods both floors with light on the stairwell. And the house has been designed to orientate towards the garden as that is the prettiest outlook. Even the stone front garden wall is an unnecessary frippery, but anything less would be disappointing to see in such a pretty village lane. It's just a cut above anything comparable, all of which makes it even more satisfying to own.



The main front door leads into a wonderful, large hallway with very pretty herringbone parquet mahogany floor. It's generously lit by the aforementioned fanlight-style window mounted halfway between the two floors, cleverly maximising the light flow throughout. On the left is a very well thought out cloakroom, with a smart suite that includes really pretty tiling above the vanity. Opposite, the dining room is lovely and bright. Its ample proportions are ideal for a table and eight chairs, with room to spare for a dresser, chest etc without compromising floor space. In the kitchen next door, understated style pervades, with light painted classic units running round three sides that contrast perfectly with the sturdy oak work surface and tiled floor. This same style continues in the adjacent utility room, which also includes plumbing for a washing machine and drier in addition to housing the boiler and a second sink. The kitchen is well proportioned, so much so that a good sized table could sit easily in the centre, almost negating the need for a dining room at all. But as per modern fashion, these rooms could be combined if desired, which would create a fantastic, large day space the envy of any family.

Next door, you come to the living room. Large and very inviting, it centres on a lovely fireplace, complete with wood burner, as the main focus. Glazed double doors flanked by further glazed panels provide access to the terrace and garden to the rear. Between them and another window to the left, this is a really light room in almost any weather, making it positive and welcoming. The last of the three receptions at the end of the hall is described on our plan as a family room, but in reality it offers vast flexibility from childrens' play room to a quiet home office - even a bedroom.

Upstairs, the bright landing accesses all rooms. Over to the right the first of the five is a generous double, looking out over the sleepy lane to the front. Next to it, the main bedroom is a really great size, nearly 20 x 18 feet, and very attractive. Two large cupboards also provide excellent storage, leaving the room free for a dressing table, easy chair and more besides. And a quick glance out of the window across the neighbouring roofs gives you a lovely view of countryside. Attached to it is an en-suite that is recently modernised, hence very well presented.





Moving down the hall, a further three light and bright double rooms are all equipped with double wardrobes. Two of them also face the rear, enjoying that same lovely view across the roof tops and valley beyond. Serving all, the bathroom has also been refitted. A large shower pan occupies the whole of one end of the room, with a thermostatic shower that includes both a soaker fixed head and a hose. Note that from the landing there is a loft hatch, leading to a vast space providing masses of extra storage if desired.

Outside, the plot is well planned and beautifully maintained. Coming in off the close, the driveway sits neatly between the house and the double garage, gravelled and providing ample space for a number of cars. The garage is detached, particularly roomy and open across both bays. The roof above is pitched, with a large vaulted space that could potentially lend itself very well to anything from generous storage to perhaps a conversion to office/other accommodation (subject to checking planning).

At the front of the house a small path leads to the front door and gate between lovely stone walls that enclose the frontage, stocked with a very pretty array of trees and shrubs, and there is also access down both sides. At the rear, a picket fence keeps the garden secure to the driveway side, with a gate leading into a tranquil and sunny garden that is mainly lawned, with hedges across the rear and right boundary, with further trees and shrubs. The path from the side gate runs across the back of the house, culminating in a terrace behind the living room that's the perfect spot for dining or a quiet book!. The overall feeling is of great peace and relaxation, a lovely space by any measure.



Material Information QR code:



Approximate Gross Internal Area = 176.9 sq m / 1,904 sq ft  
 Garage = 32.3 sq m / 348 sq ft  
 Total = 209.2 sq m / 2,252 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Energy Efficiency Rating

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

Important Notice

These particulars are offered on the understanding that all negotiations are conducted through this company. Neither these particulars, nor oral representations, form part of any offer or contract and their accuracy cannot be guaranteed. Any floor plan provided is for representation purposes only, as defined by the RICS Code of Measuring Practice and whilst every attempt has been made to ensure their accuracy the measurements of windows, doors and rooms are approximate and should be used as such by prospective purchasers. Any services, systems and appliances mentioned have not been tested by us and we cannot verify that they are in working order.

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