



AQUILA, STONOR



AQUILA



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A well-proportioned family home set in the heart of the Stonor Valley, with generous accommodation and fine country views.

This light and spacious property offers flexibility, bright interiors and a choice of reception rooms. There is a lovely mature garden with uninterrupted views over open fields.



THE PROPERTY

The galleried entrance hall with central staircase creates a sense of space, leading to a fitted study and a snug, ideal as a TV room or home office. The sitting room, with fireplace and double doors, opens to a light-filled conservatory with garden views and terrace access. A formal dining room also opens to the garden, while the kitchen features granite worktops, integrated appliances and a breakfast area. Upstairs, the main bedroom has an en-suite and field views, with three further bedrooms and a family bathroom.

The property is set back behind a lawn and driveway leading to the double garage, with a private rear garden offering three seating areas, mature planting and post and rail fencing for uninterrupted views.







PROPERTY INFORMATION

Services

Mains water and electricity connected. Oil fired central heating. Private drainage.

Local Authority

South Oxfordshire District Council

Council Tax

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EPC

D

Postcode

RG9 6HB

What3Words

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Viewings

By prior appointment with
Robinson Sherston

Sales Disclaimer

IMPORTANT NOTICE: Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or that any services, appliances, equipment, or facilities are in good working order.

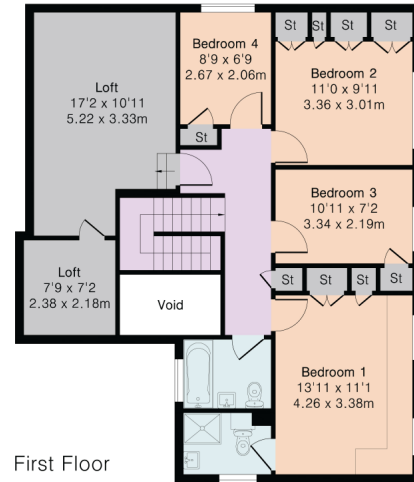
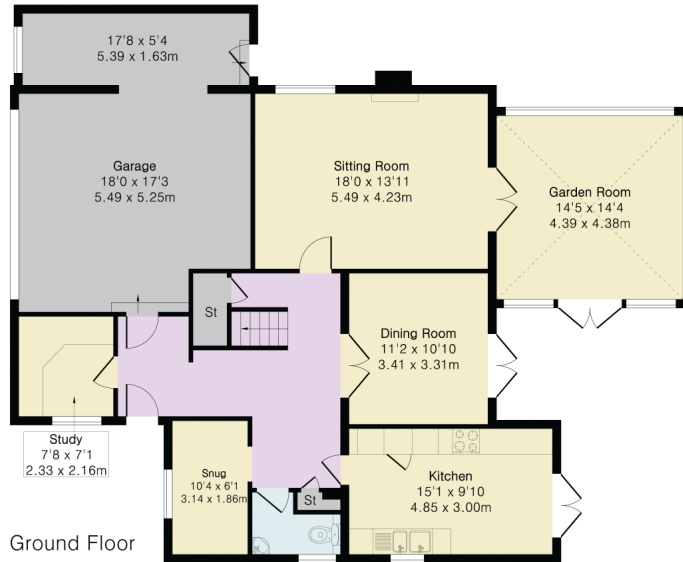
Measurements and distances referred to are given as a guide only whilst descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Purchasers must satisfy themselves by inspection or otherwise on such matters prior to purchase.



**Approximate Gross Internal Area 2437 sq ft - 226 sq m
(Including Garage)**

Ground Floor Area 1520 sq ft – 141 sq m

First Floor Area 917 sq ft – 85 sq m





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