



Aston Hill House, Aston Hill
Oxfordshire OX49 5SG

Offers In Excess
£1,100,000

RB REASTON BROWN

Exceptional Three-Bedroom Detached Home with Open-Plan Living, Study and Breathtaking Panoramic Views Across the Oxfordshire Countryside. No Onward Chain

Occupying an elevated position within the Oxfordshire hills, Aston Hill House is an exceptional three-bedroom detached home enjoying breathtaking far-reaching views across the surrounding countryside. Thoughtfully designed to maximise natural light and its remarkable setting, the property offers stylish and versatile accommodation perfectly suited to modern living. A solid oak entrance door opens into a welcoming hall, leading through to the impressive open-plan living space. Filled with natural light and enjoying wonderful views, this superb room provides distinct areas for relaxing, dining and entertaining. The bespoke kitchen is fitted with contemporary grey cabinetry, solid oak worktops and a matching central island, complemented by integrated appliances including a fridge-freezer, dishwasher, eye-level double ovens and hob with extractor above. Two sets of patio doors open directly onto the terrace, creating a seamless connection between the house and its spectacular surroundings. An inner hallway provides access to a utility room and the spacious principal bedroom, which benefits from terrace access and a stylish en-suite shower room. A striking oak staircase with glazed balustrades rises to the first floor, where two further generous double bedrooms enjoy access to a balcony overlooking the countryside. The luxurious family bathroom features a freestanding bath, separate shower enclosure and balcony access, allowing the views to be enjoyed from every angle. A mezzanine study area overlooking the living space below provides an ideal home-working environment. Outside, a gated driveway leads to ample parking, while extensive terraces and landscaped gardens create superb outdoor living space. Gated access leads directly into the surrounding woodland and grounds of the Prebendal Estate. LPG central heating, underfloor heating to the ground floor and radiators to the first floor.

EPC Rating E Council Tax Band D Freehold

Situation

Aston Hill is located next to the Nature Reserves and just outside of the village of Aston Rowant, which boasts a highly acclaimed primary school and a cricket club. Other facilities are available in Kingston Blount, or the nearby popular market towns of Thame and Watlington. The nearby Grammar schools in High Wycombe and Marlow are serviced by school buses from Stokenchurch at the top of Aston Hill. There are also Comprehensive Schools in Watlington and Thame, serviced by school buses from the Lambert Hotel stop at the bottom of Aston Hill, which has excellent Transport links; M40 junction 6 (5 minutes' drive or 20 minutes on foot). The Oxford Tube runs every 10-15 minutes to Victoria and Oxford, as well as the 24 hour, on the hour service 'Airline' coach to Heathrow and Gatwick. The Chiltern Line train service is available within a short drive to Princes Risborough Train Station with regular services to London Marylebone 34 minutes (fast train).

The property comprises the following with all dimensions being approximate only. Please note that Reaston Brown has not tested appliances or systems and no warranty as to condition or suitability is confirmed or implied. Any prospective purchaser is advised to obtain verification from their Surveyor or Solicitor.







All measurements of walls, doors, windows and fitting and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

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