



Located within the highly regarded village of Steeple Aston, this exceptional five-bedroom detached executive family home offers flexible accommodation arranged over two floors, combining generous proportions with an abundance of natural light and a superb open outlook to the rear.

A light and spacious entrance hallway with a cloakroom and stairs to the first floor really set the scene for what is to follow in this substantial family home.

The heart of the home is a stunning open-plan kitchen/dining room, measuring over 27 ft in length, and fitted with contemporary floor and eye-level units, integrated appliances, and a central island. It's perfectly designed for modern living and entertaining.

This impressive space flows seamlessly through to the garden via wide openings, allowing the outside in and making the most of the uninterrupted views across open fields beyond.

The kitchen also has access to the utility room, and a bootroom, which are ideal for everyday family needs.

A separate living room, equally generous in scale, provides a more formal yet still light-filled space, while an additional sitting room/family room, and dedicated study to the front of the property offer flexibility for both relaxation and home working.

The sense of light throughout the property is immediately apparent, with large windows and well-considered proportions ensuring each room feels bright, airy, and welcoming.

Upstairs, the property continues to impress with five well-appointed bedrooms.

The principal suite is particularly spacious, complete with a dressing room and en suite, while the remaining bedrooms are served by two further en-suites and a family bathroom, making the layout ideal for family life.

Externally, the property is equally impressive.

To the front, a substantial driveway provides ample parking for several vehicles and leads to a double garage, offering both practicality and storage.

To the rear, the generous garden is predominantly laid to lawn and enjoys a delightful open aspect, backing onto fields and providing a wonderful sense of space and privacy—perfect for families and outdoor entertaining alike.

Steeple Aston itself is a thriving and picturesque village, well known for its strong community spirit. Residents benefit from a range of local amenities, including a village shop, post office, public house, and parish church, along with various clubs and activities that contribute to its welcoming atmosphere.

The neighbouring village of Middle Aston has a cafe, a boutique fitness hub, and a popular play park and

recreation field are in Steeple Aston itself

For more extensive shopping and leisure facilities, Bicester is within easy reach, offering a wide selection of supermarkets, restaurants, and the renowned Bicester Village. The historic city of Oxford is also accessible, providing further cultural, dining, and retail opportunities.

The popular Soho Farmhouse and historic Blenheim Palace are within easy reach, and the rolling local countryside is excellent for walking.

The area is well served for schooling. Dr Radcliffe's Church of England Primary School is located within the village and is highly regarded. Secondary education is available at The Warriner School.

Independent options that are easily accessible include Abingdon School, The Dragon School in Oxford, Stowe, Beachborough, and Cokethorpe.

Transport links are convenient, with nearby rail services from Bicester and Banbury providing direct access to London, while the M40 offers straightforward connections to both London and Birmingham.

This is a superb opportunity to acquire a spacious, light-filled home in a sought-after village setting, with outstanding countryside views, excellent amenities, and superb connectivity.





Property Comprises

Ground Floor:
Entrance Hall, Kitchen/Dining Room, Living Room, Sitting Room, Study, Utility Room, Cloakroom,
Bootroom.

First Floor
Principal Bedroom With Dressing Room and En-Suite
Guest Bedroom With En-Suite Shower Room
Three Further Bedrooms, One Of Which Has An En-Suite Shower
Family Bathroom

Outside:
Rear Garden With Open Field Views
Patio / Entertaining Area
Driveway Providing Parking For Several Vehicles
Double Garage, Gated Side Access
E.V Charging Point

Services:
Solar Panels
Air Source Heat Pump, Underfloor Heating On The ground Floor
Mains Water
Mains Drainage
Broadband - Please Check Speed With Ofcom
Mobile Phone Coverage - Please Check With Ofcom

Stone-Built
Tiled Roof
Freehold Property
Local Authority - Cherwell District Council
Council Tax Band - G

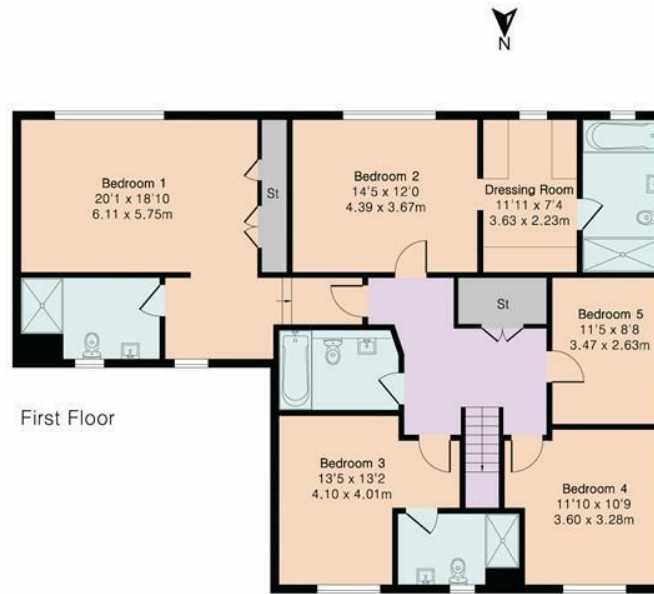




**Approximate Gross Internal Area 3232 sq ft - 300 sq m
(Including Garage)**

Ground Floor Area 1776 sq ft – 165 sq m

First Floor Area 1456 sq ft – 135 sq m



| 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 | | 87 | 91 |
| | | 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.



