



Hurdle Cottage

1 Bull Street, Aston, Oxfordshire OX18 2DN

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Hurdle Cottage is a detached stone built period cottage, set in the heart of this very appealing West Oxfordshire village. This attractive 4 bedroom home is situated in a delightful position in the village of Aston, in extremely private gardens and includes an attached workshop/garage with power and light. The beautifully finished and presented living space extends to almost 2000 sq ft. This includes a good size hallway, leading to a study, and the main living room with a fireplace and wood burner, plus a large separate dining room. The kitchen, with integrated appliances, is beautifully finished in a pale grey shaker style, and includes a range oven and a matching peninsula style breakfast bar extending from the side. From the kitchen is a good size utility room, leading to the gardens, and off the hallway is a downstairs cloakroom. In addition, there is the large office/second study, ideal for working from home, and which leads on to the front entrance porch. The first floor offers 4 bedrooms, including 3 doubles, plus a bathroom and a separate shower room. The gardens are private and enclosed by stone wall, hedging and fencing, and includes a gated access from the parking and garage area. This stunning period property with a quality finish, is complimented by double glazing and gas central heating, and includes gravel parking for 2 to 3 vehicles in front of the garage/workshop.

Material Information - sourced from Ofcom:

All mains are connected. Ultrafast broadband is available.

Directions

From Witney town centre proceed along Corn Street. Take the first exit off the roundabout onto Ducklington Lane. Proceed through the lights onto Ducklington roundabout, taking the third exit onto A415. Take the second turning on the right, signposted Aston. Continue along this road for approx. 2 miles and into the village of Aston. Proceed to the centre of the village, turning left onto High Street and then immediately right into Bull St. Hurdle Cottage is then found on the left hand side.

Aston is a most desirable village, with a shop, public house, church, village hall, and a highly regarded primary school. In addition there is a pre-school playgroup, plus the award winning Aston Pottery with its gift shop and restaurant. As well as having its own amenities, the village offers the appealing combination of being on the edge of local countryside and only a few miles from Witney and Bampton, both offering a wide selection of facilities. Aston is situated near the Cotswolds, with Blenheim Palace, Burford, Bourton On The Water and Cheltenham all within close proximity.

Draft details - may be subject to alterations. 19F26





GROUND FLOOR

Entrance Hall

Cloakroom

Sitting Room

Dining Room

Study

Kitchen/Breakfast Room

Utility Room

Office

Boot Room

FIRST FLOOR

4 Bedrooms

Shower Room

Bathroom

Double Glazing

Gas Central Heating

OUTSIDE

Private Gardens

Garage/Workshop

Driveway Parking For 2/3 Vehicles

**Offers In Excess Of £795,000 Freehold
WODC Tax Band F / EPC Rating: 64/D**

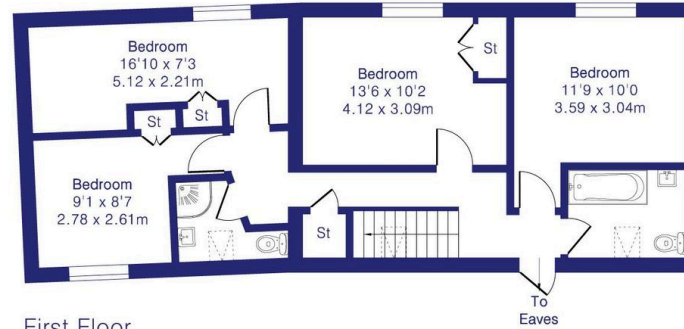


**Approximate Gross Internal Area 1983 sq ft - 184 sq m
(Excluding Garage/Workshop)**

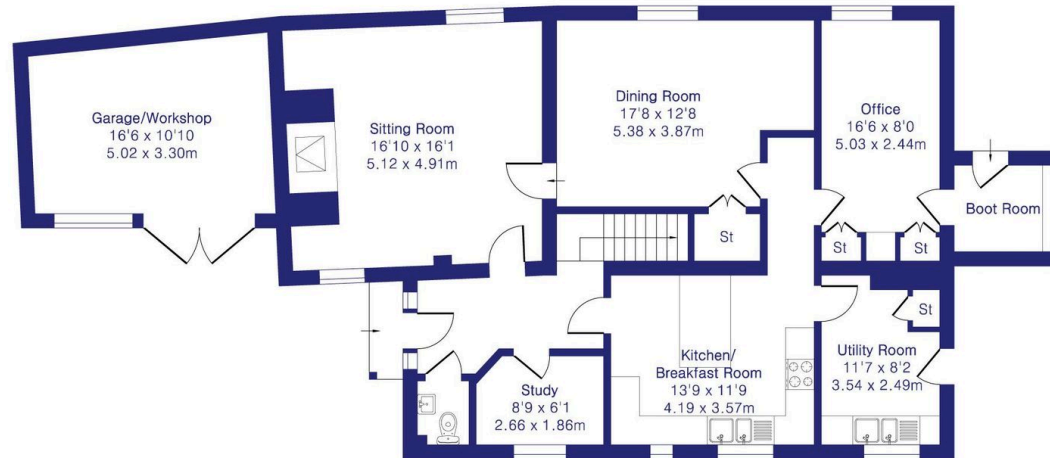
Ground Floor Area 1239 sq ft – 115 sq m

First Floor Area 744 sq ft – 69 sq m

Garage/Workshop Area 191 sq ft – 18 sq m



First Floor



Ground Floor

Contact:

52 Market Square, Witney, Oxfordshire, OX28 6AF

Tel: 01993 772000 Email: witney@thomasmerrifield.co.uk

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