



Aston Hill House, Aston Hill
Oxfordshire OX49 5SG

To Let
£3,500 PCM

RB REASTON BROWN

A Stunning, Large Three Bedroom Detached House With Open Plan Living, Utility Room, Study, Master Bedroom With Shower Room And Off-Road Parking For Several Vehicles, Set In The Chinnor Hills With Far Reaching Views Over The Countryside From Every Room

Aston Hill House is an exceptional three-bedroom detached home, beautifully positioned high in the hills to enjoy breathtaking panoramic views across the Oxfordshire countryside from every room. Thoughtfully designed to maximise light and space, this contemporary home offers stylish, versatile accommodation in a truly idyllic rural setting.

A solid oak front door opens into a welcoming entrance hall, leading seamlessly into the impressive open-plan living space. Flooded with natural light, this expansive room is thoughtfully arranged into distinct areas for relaxing, dining and entertaining. The bespoke kitchen features solid oak worktops and a matching island, contemporary grey wall and base units, an integrated fridge-freezer and dishwasher, eye-level double ovens, and a hob with extractor above. Two sets of patio doors open onto the full-width terrace, creating a wonderful indoor-outdoor living space with spectacular countryside views. An inner hallway leads to a well-equipped utility room with washing machine and tumble dryer, together with the spacious principal bedroom, which enjoys direct access to the terrace 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 each benefit from access to a balcony overlooking the surrounding landscape. The luxurious family bathroom features both a separate shower and a freestanding bath perfectly positioned to make the most of the views, with patio doors to the balcony. A mezzanine study, accessed from the third bedroom, overlooks the impressive living area below, providing an ideal space for home working.

Outside, a long-gated driveway leads to ample parking for several vehicles. Extensive wraparound terrace and beautifully landscaped gardens offer plenty of space for outdoor living, while gated access leads directly into the woodlands of Aston Rowant Nature Reserve. Benefiting from double glazing, LPG central heating, underfloor heating to the ground floor and radiators on the first floor.

EPC Rating E Council Tax Band D

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.







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.



Costs: -

Holding Deposit 1 week's rent (calculated as monthly rent x 12 ÷ 52)

Rent in advance = One Month's Rent

Deposit 5 week's rent (calculated as monthly rent x 12 ÷ 52 x 5)

If you provide misleading information on you pre application form or withhold/delay the referencing process, you may forfeit your holding deposit

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