



3 High Street  
Aston, Oxfordshire OX18 2BY

### 3 High Street, Aston, Oxfordshire OX18 2BY

A very lovely and well positioned period stone built cottage, which has been extended and improved, offering spacious and attractive accommodation throughout. The property is conveniently situated in a central position in this sought after village, and has a private garden with access to parking at the rear. The living space includes 2 reception rooms to the front, and a large kitchen/dining room to the rear, in addition to a downstairs cloakroom. The kitchen is a super size with a large island with a seating position, and space for a good size table. The 2 living rooms each have a fireplace, and to the first floor are 3 well proportioned bedrooms, an ensuite and the main bathroom. There is double glazing throughout, and gas central heating.

Material Information - sourced from Ofcom:

All mains are connected. Part of the property includes a Flying Freehold section over next door's (No.2) passageway. Ultrafast broadband is available. Mobile & Data Signals - good for Three & Vodafone.

Directions From Witney town centre proceed along Corn Street, turning left at the roundabout onto Ducklington Lane. Proceed through the traffic lights and under the flyover. At the next roundabout take the third exit onto A415. Continue along, taking the second right hand turn towards Aston. Follow this road for approx. 2 miles and continue into the village of Aston. Turn right at the junction with High Street. The property can then be found on the right hand side.

Draft details - may be subject to alterations. 18F26





GROUND FLOOR

Living Room

Sitting Room

Kitchen/Dining Room

Cloakroom

FIRST FLOOR

3 Bedrooms

Ensuite

Family Bathroom

Double Glazing

Gas Central Heating

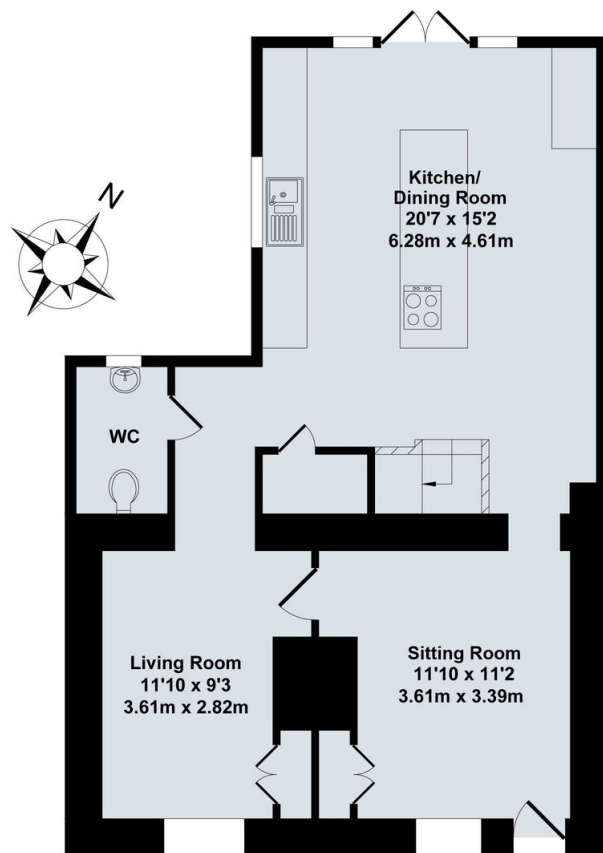
OUTSIDE

Private Rear Garden

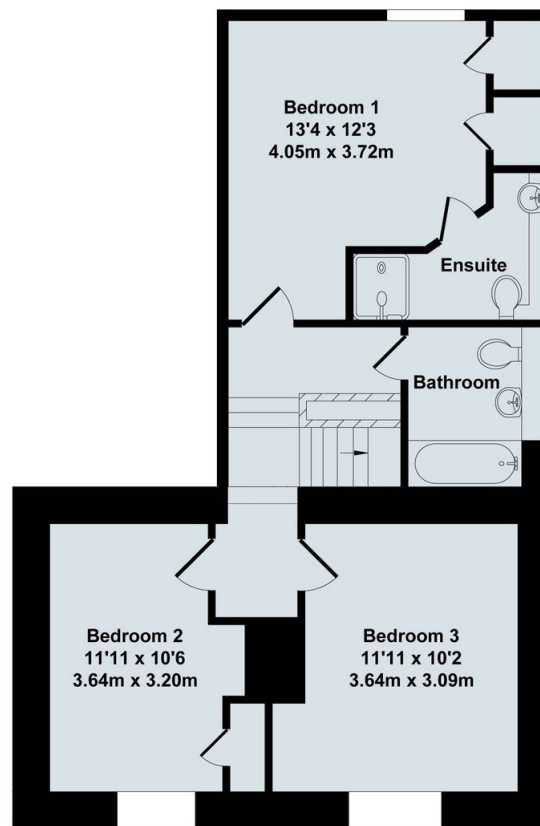
Parking To The Rear



**Price £435,000 Freehold**  
**WODC Tax Band D / EPC Rating: 72/C**



Ground Floor



First Floor

## 3 High Street Aston

Total Approx. Floor Area 1209 Sq.Ft. (112.30 Sq.M.)

All items illustrated on this plan are included in the "Total Approx Floor Area"

### Contact:

52 Market Square, Witney, Oxfordshire, OX28 6AF

Tel: 01993 772000 Email: [witney@thomasmerrifield.co.uk](mailto:witney@thomasmerrifield.co.uk)

#### Importance Notice

Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.