



27 Aston Road

Brighthampton, Oxfordshire OX29 7QW

## 27 Aston Road, Brighthampton, Oxfordshire OX29 7QW

An individual 4 bedroom detached house, situated in the small hamlet of Brighthampton, on the edge of Standlake village. Finished in an off-white Monocouche the property has been improved significantly by the long-standing owners, and includes a modern, efficient air source heating system, full double glazing finished in Farrow and Ball French Gray, and offers exceptionally spacious and light living space throughout. Set in attractive gardens and backing onto a paddock, this stunning home has underfloor heating over its two floors, and accommodation comprising a large hallway, living room to the front, cloakroom/utility with integrated washing machine, and a large L-shaped kitchen/dining/family room to the rear; overlooking the gardens and paddock beyond. The kitchen has been finished with quartz worktops to the units and the central island, and includes integrated appliances, namely a full height fridge and freezer, a dishwasher and a range oven. To the first floor is a spacious landing with a vaulted ceiling, leading to the 4 double bedrooms, which include bedroom 1 with vaulted ceiling and ensuite, and a Jack and Jill ensuite between bedrooms 2 and 3, plus a family bathroom. Other notable features include a wood burner to the family space, porcelain floor tiles to the hall, kitchen/dining/family space, utility/cloakroom, an alarm system, and solar panels with a feed in tariff, plus an electric car charging point. Outside to the front, the property is approached by double wooden gates between matching stone pillars, leading to the gravel parking; with room for several vehicles. There is gated side access to the private rear gardens, with an adjacent patio, bordered by a low stone wall and leading through to the large lawn area. All enclosed by stone wall and fencing, and post and rail fencing at the rear, taking full advantage of the open aspect into the paddock. Available for sale with no onward chain.

### Directions

From Witney proceed along A415 south, pass Ducklington, and on to Brighthampton. Turn right at the bend towards Brighthampton and onto Aston Road. The property is found on the left hand side.

The desirable villages of Brighthampton, and the adjoining Standlake, are attractively situated near the River Windrush, with amenities including a church, primary school, a grocery shop and a public house. The centre has a small green and period properties along Rack End and High Street. Brighthampton is only 5 minutes drive to Cokethorpe private school, and is conveniently positioned between Witney, Abingdon, Oxford and Swindon, with excellent road access to all.

### Material Information - sourced from Ofcom:

Mains services connected - Water, Drainage and Electricity. Ultrafast broadband is available. Mobile & Data Signals - outdoor: good for Vodafone.

13D26





#### GROUND FLOOR

Entrance Hall

Cloakroom/Utility Room

Living Room

Study

Family Room/Kitchen/Dining Room

#### FIRST FLOOR

4 Double Bedrooms

Ensuite

Jack & Jill Ensuite

Family Bathroom

Double Glazing

Modern Efficient Air Source Heating

Solar Panels (with a feed in tariff)

#### OUTSIDE

Ample Driveway Parking

Car Charging Point

Private Rear Garden Backing Onto Paddocks

NO ONWARD CHAIN

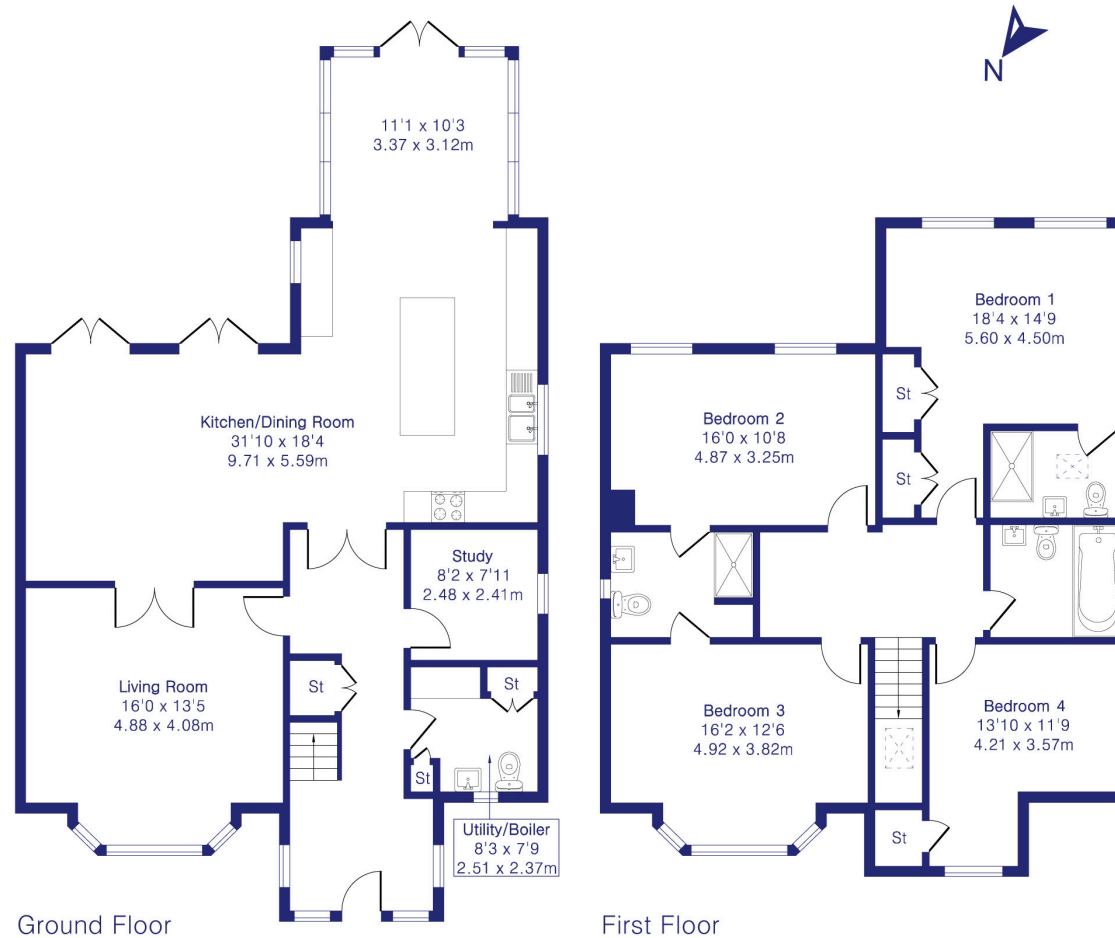
**Price £995,000 Freehold**  
**WODC Tax Band G / EPC Rating: tbc**



**Approximate Gross Internal Area 2261 sq ft - 210 sq m**

Ground Floor Area 1202 sq ft – 112 sq m

First Floor Area 1059 sq ft – 98 sq m



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