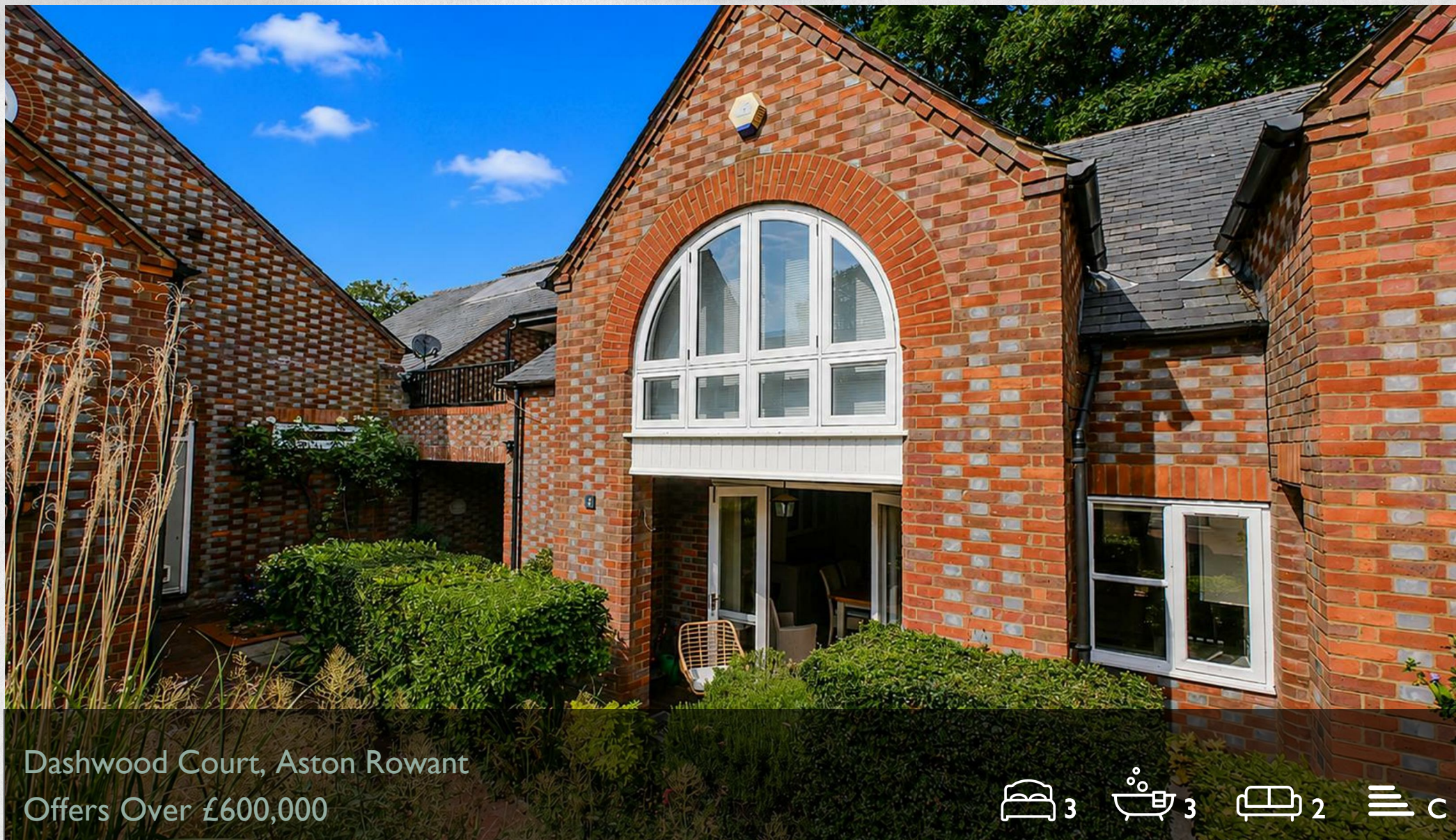


WE VALUE



YOUR HOME



Dashwood Court, Aston Rowant  
Offers Over £600,000



Offered with no onward chain and nestled within a charming courtyard development, this beautifully converted former stable block provides an exceptional three-bedroom home, effortlessly combining period character with contemporary style and modern convenience.

The ground floor is centred around a stylish kitchen/dining room, complete with a central island, integrated appliances and French doors opening onto a seating area, creating the perfect space for al fresco dining or a morning coffee. A separate utility room offers additional storage together with space and plumbing for white goods.

Also on the ground floor are two spacious double bedrooms. The principal bedroom enjoys French doors opening onto a covered terrace and a well-appointed en-suite bathroom, while the second double bedroom is served by a family bathroom, ideal for guests and everyday living.

The first floor is home to an outstanding reception room extending to over 30ft in length. Featuring a vaulted ceiling with skylights, air conditioning and French doors opening onto a private balcony, this impressive space is perfectly suited to both relaxing and entertaining. Also on this floor is a versatile third double bedroom, equally suited as a home office or study, complemented by an attractive feature window and a contemporary shower room.

Externally, the property continues to impress with two covered carports, secure lockable storage and a delightful courtyard setting that enhances the home's unique character.

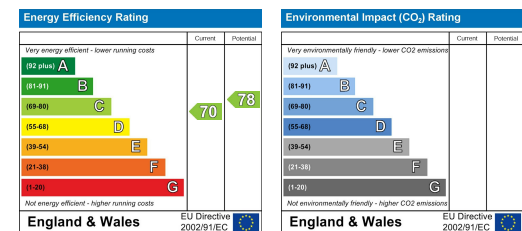
#### What The Owner Says...

"A lovely, quiet, no-through village with its friendly neighbours and strong sense of security. The house offers plenty of space without the upkeep of a large garden, making it easy to maintain. It's perfectly positioned for easy access to London, Oxford and Heathrow via the nearby motorway, while still enjoying a thriving local community with a church, school and cricket ground."



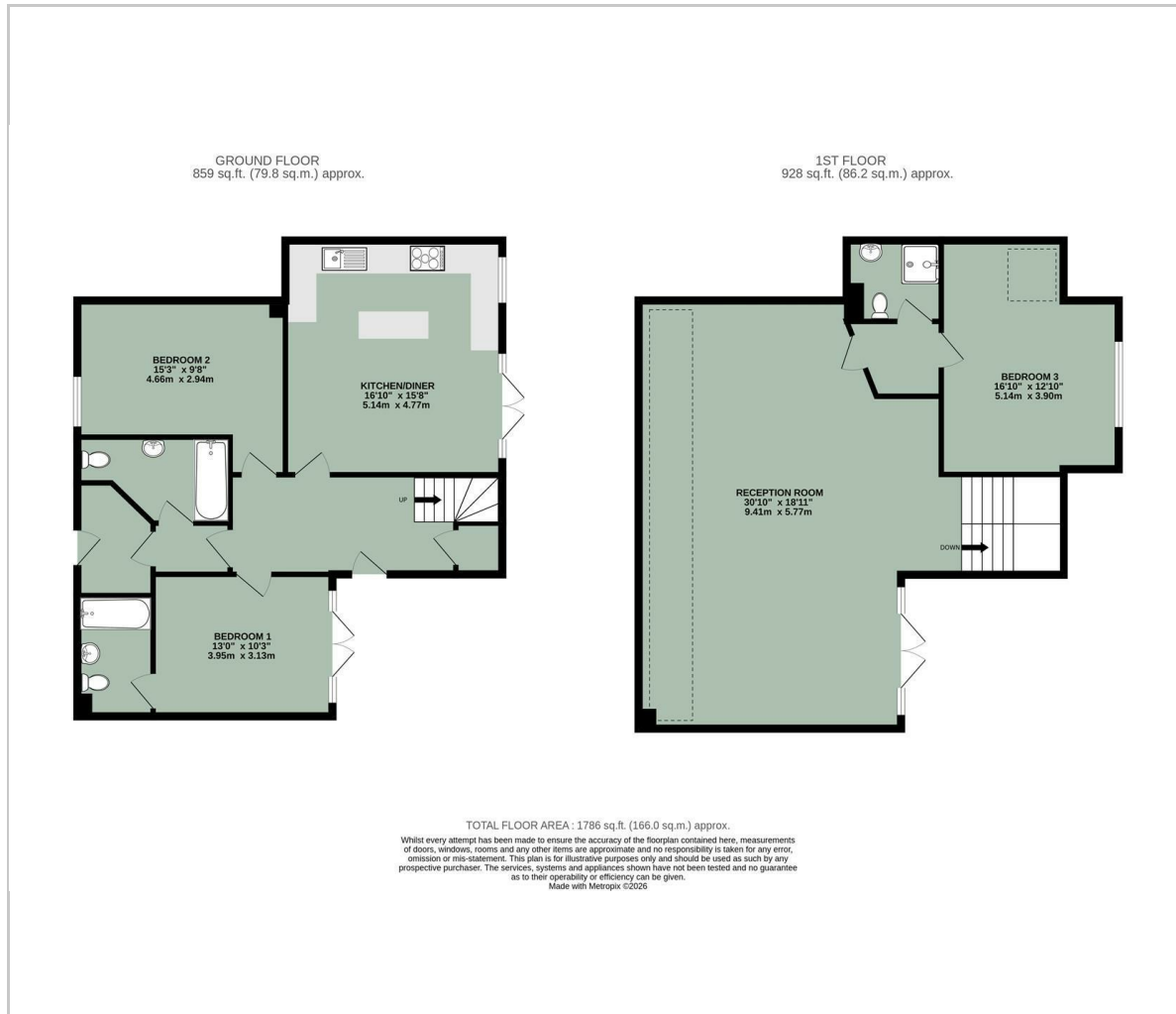


- OFFERED WITH NO ONWARD CHAIN
- SPACIOUS 30FT RECEPTION ROOM WITH BALCONY
- THREE WELL-PROPORTIONED DOUBLE BEDROOMS
- KITCHEN/DINING ROOM & UTILITY ROOM
- CAR PORT PARKING FOR TWO VEHICLES WITH LOCKABLE STORAGE
- EN-SUITE, FAMILY BATHROOM & SEPARATE SHOWER ROOM
- EXCELLENT TRANSPORT LINKS

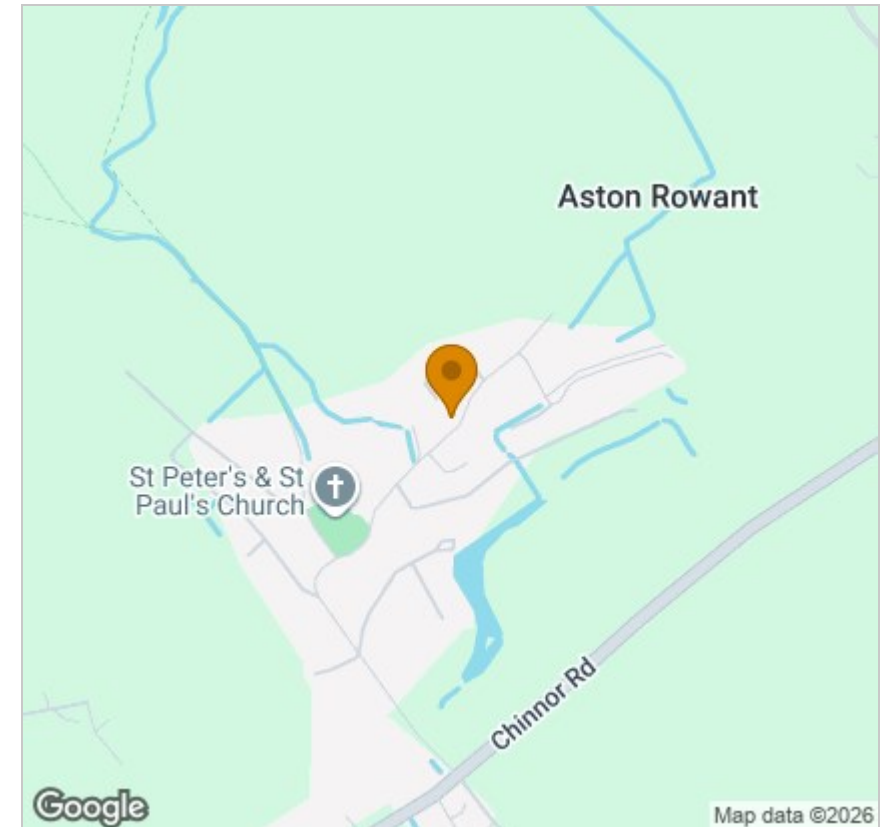


Energy Efficiency Graph

## Floor Plan



## Area Map



## Viewing

Please contact our In House Sales & Lettings Office on 01491 839999 opt.1  
if you wish to arrange a viewing appointment for this property or require further information.

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