

# 3 CHURCH FARM COURT

ASTON OX18 2BS

Breckon & Breckon  
est. 1947

# 3 CHURCH FARM COURT

ASTON OX18 2BS

Church Farm Court enjoys a truly wonderful village location and this immaculate family home offers generous accommodation filled with natural light with an interior that effortlessly blends a contemporary look with a warm and welcoming feel. The light and airy central reception hall with oak flooring provides access to all ground floor reception rooms and the superb kitchen opens to the fabulous dining room filled with light from the doors to the garden. The sitting room is a lovely place for family relaxing in front the fireplace with wood burning stove. Bi-fold doors allow an abundance of natural light and bring the outside in.

Landscaped gardens sit to the rear with a patio offering the ideal spot for alfresco entertaining. The garden affords a high degree of privacy with a lovely view across to the Church spire.

## GUIDE PRICE

**£700,000**





Approximate Gross Internal Area = 178.65 sq m / 1923 sq ft  
 Approximate Gross Car Port Area = 23.69 sq m / 255 sq ft  
 Approximate Gross Total Area = 202.34 sq m / 2178 sq ft

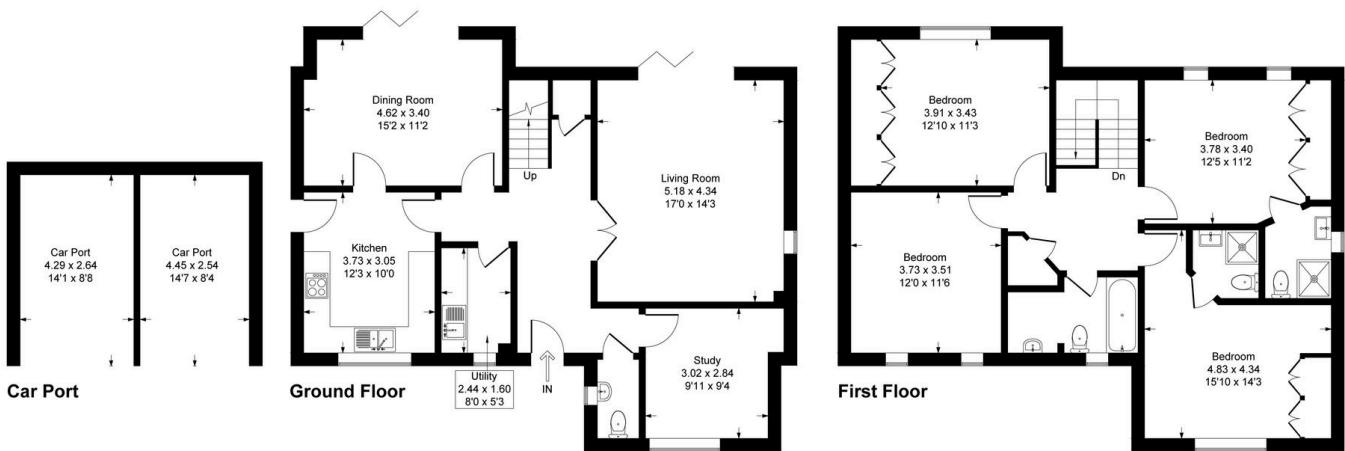


Illustration for identification purpose only, measurements approximate, and not to scale.

**Council Tax:**  
 Band E - £2,901.31

**Parking:**  
 Double Car Port

**Local Authority:**  
 West Oxfordshire District Council



# LOCATION

Aston is a pretty village just five miles south of Witney and boasts the famous Aston Pottery with its lovely garden, café and awarding winning gift shop. Further facilities include an excellent primary school, repair garage, St James Church, and The Red Lion public house. A large recreational field and play area houses the village hall which hosts a number of community groups and the Aston Stores is well stocked with a range of groceries, there is also an outreach post office three times a week. Nearby Bampton is a former market town with additional facilities including a doctor's surgery, pharmacy, a range of shops, and is approximately two miles distant.



## OUR NETWORK OF OFFICES ACROSS OXFORDSHIRE

Breckon & Breckon  
est. 1947



**Every office** has access to **every buyer** registered across our network of seven offices.

Sharing a single database of buyers ensures maximum exposure for our clients.

### Witney Sales

10 Market Square  
Witney  
Oxfordshire  
OX28 6BB

t: 01993 776 775  
e: witney@breckon.co.uk



FROM LEFT: Alex Chappell,  
Sarah Thomas, Julia Briggs,  
Rose McDermott and John Bouwer



### BRECKON REWARDS

Scan to find out more!



### Summertown

t: 01865 310 300 (sales)  
t: 01865 20 1111 (letting)  
e: summertown@breckon.co.uk

### Oxford City Centre

t: 01865 244 735 (sales)  
t: 01865 20 1111 (letting)  
e: post@breckon.co.uk

### Headington

t: 01865 750 200 (sales)  
t: 01865 763 999 (letting)  
e: headington@breckon.co.uk

### Abingdon-on-Thames

t: 01235 550 550 (sales)  
t: 01235 554 040 (letting)  
e: abingdon@breckon.co.uk

### Woodstock

t: 01993 811 881 (sales)  
t: 01993 810 100 (letting)  
e: woodstock@breckon.co.uk

### Bicester

t: 01869 24 24 23 (sales & letting)  
e: bicester@breckon.co.uk

### New Homes

t: 01865 261 222  
e: newhomes@breckon.co.uk

### Land Team

t: 01865 558 999  
e: land@breckon.co.uk

### Letting and Property Management

t: 01865 20 1111  
e: lettings@breckon.co.uk

### Creative Department

t: 01865 310 300  
e: creative@breckon.co.uk

