11 Southlands

Aston, Oxfordshire OX18 2DA

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A 4 bedroom detached family home, situated in this quiet position in the village of Aston. The property has been extended and improved with accommodation to include an entrance hall, cloakroom, kitchen/breakfast room, a living room and dining room, together with 4 well-proportioned bedrooms, an ensuite and family bathroom plus double glazing and gas central heating. There is the added benefit of a garage, driveway parking with room for 2 vehicles, and an enclosed and private rear garden.

Material Information - sourced via Ofcom:
All mains are connected. Ultrafast broadband is available. Mobile & Data Signals - outdoor: good for EE, Three, Vodafone & O2.

Directions
From Witney take A415 south from Ducklington roundabout. Then turn second right towards Aston. Proceed along this road for 2 miles into the village of Aston. Turn left at High Street and immediately right into Bull Street, then immediately right into Southlands. The property can then be found on the left hand side.

Aston is a most desirable village, with a shop, public house, church, village hall, and a highly regarded primary school, a pre-school playgroup, plus the award winning Aston Pottery with its gift shop and restaurant. As well as having its own amenities, the village offers the appealing combination of being on the edge of local countryside and only a few miles from Witney and Bampton, both offering a wide selection of facilities. The village is situated on the edge of the Cotswolds, with Blenheim Palace, Burford, Bourton On The Water and Cheltenham all within close proximity.

Draft details may be subject to alterations. 15J26

GROUND FLOOR

Entrance Hall

Cloakroom

Kitchen/Breakfast Room

Living Room

Dining Room

Utility Room

FIRST FLOOR

4 Bedrooms

Ensuite

Family Bathroom

Double Glazing

Gas Central Heating

OUTSIDE

Garage

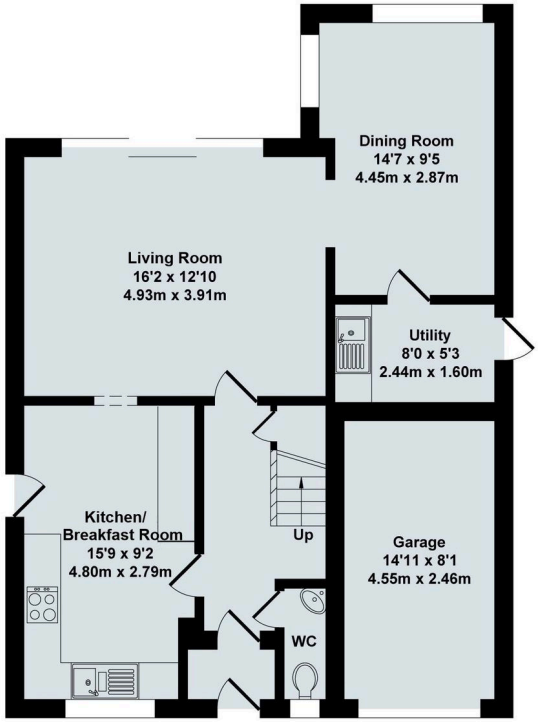
Driveway Parking For 2 Vehicles

Front Garden

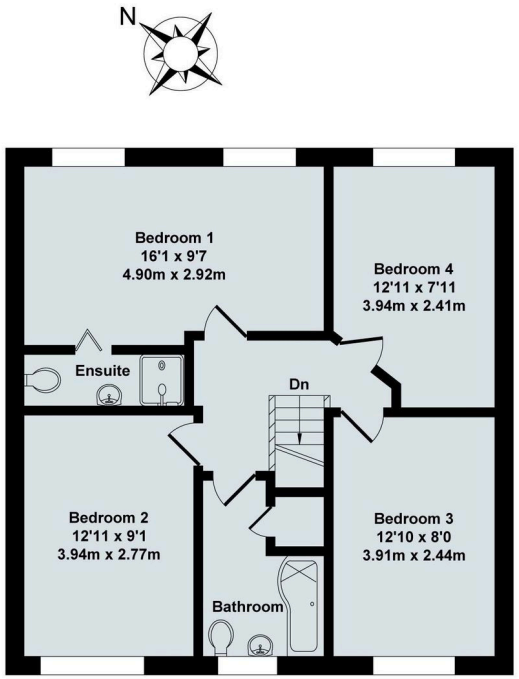
Private Rear Garden

Price £465,000 Freehold
WODC Tax Band D / EPC Rating: 68/D

THOMAS MERRIFIELD
SALES LETTINGS



Ground Floor



First Floor

11 Southlands, Aston

Total Approx. Floor Area 1440 Sq.Ft. (134.0 Sq.M.)

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

Contact:

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