



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 sage green double glazing, 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 an ensuite to bedroom 1, 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 feeding tariff. 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.

Standlake is a very desirable village situated near the River Windrush and provides amenities including a church, primary school, a grocery shop and a public house. The centre of the village has a small green and other attractive period properties along Rack End and High Street. The village is conveniently situated 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.

Draft details - may be subject to alterations. 10D26





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 feeding tariff)

OUTSIDE

Ample Driveway Parking

Private Rear Garden Backing Onto Paddocks

NO ONWARD CHAIN

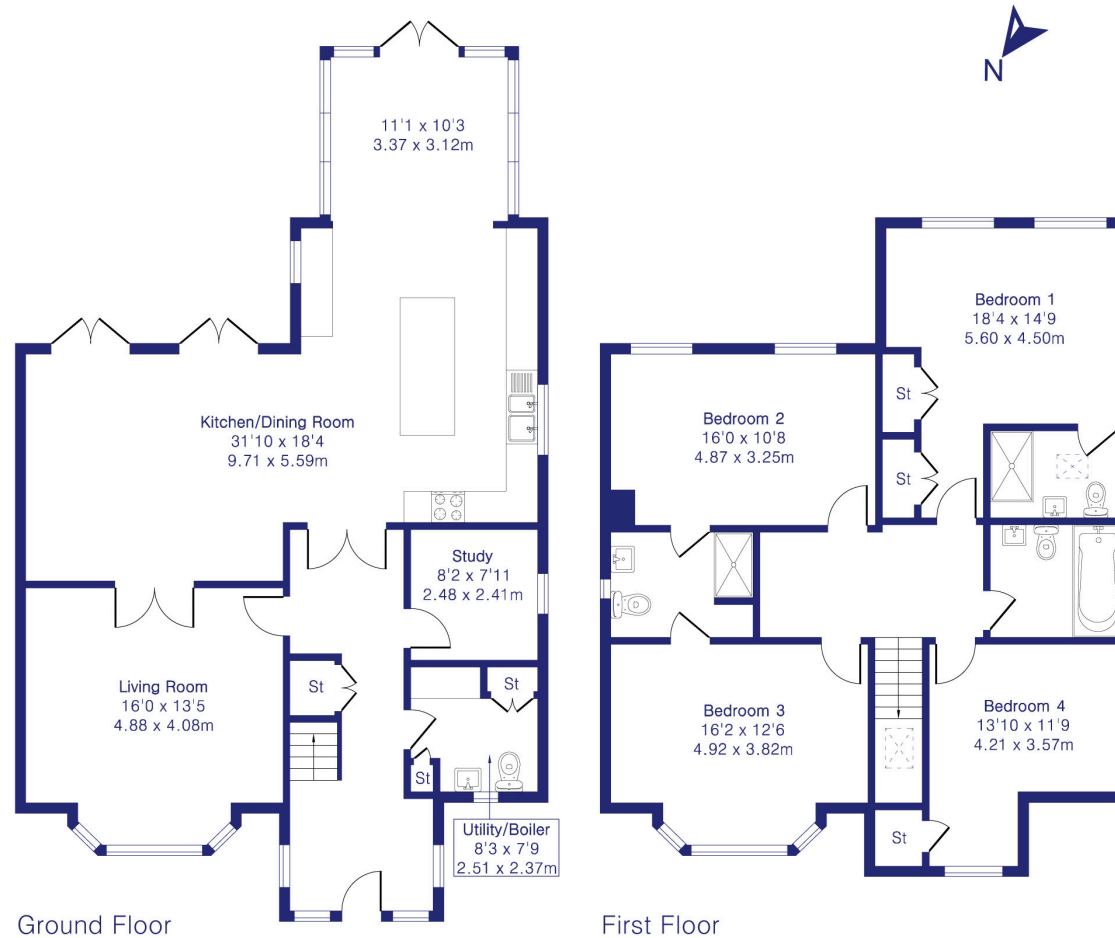
Price £995,000 Freehold
WODC Tax Band G / EPC Rating: tbc



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



Contact:

52 Market Square, Witney, Oxfordshire, OX28 6AF

Tel: 01993 772000 Email: 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.