



Willow Cottage

1 North Street, Aston, Oxfordshire OX18 2DJ

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A very appealing semi detached house with 3 bedrooms, and spacious and light accommodation. The property is set well back from the road in large, mature gardens with views over a small paddock, and offers the opportunity to extend if required. There is exceptional ground floor living space which includes a living room, dining area leading through to the conservatory. In addition there is a large kitchen/breakfast room and a separate utility, plus a ground floor bathroom. The first floor offers 3 bedrooms, and a WC. The gardens are a particular feature, being mature and offering a significant degree of privacy. To the front is a garage, and parking for several vehicles.

Material Information - sourced from Ofcom:

All mains are connected. Ultrafast broadband is available. Mobile & Data Signals - outdoor: good for Vodafone.

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.

Directions

From Witney proceed south on the A415 and after the Ducklington roundabout take the second right towards Aston. Follow this road for approximately 2 miles into the village of Aston and on to North Street. Willow Cottage can then be found on the right hand side.

Draft details - may be subject to alterations. 16D26





GROUND FLOOR

Entrance Hall

Living Room

Dining Area

Conservatory

Kitchen

Utility Room

Ground Floor Bathroom

Double Glazing

Gas Central Heating

OUTSIDE

Mature & Private Gardens

Views Over Paddocks

Garage

Parking For Several Vehicles.

FIRST FLOOR

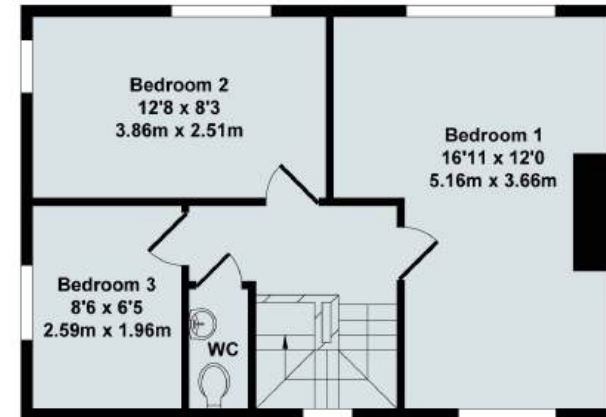
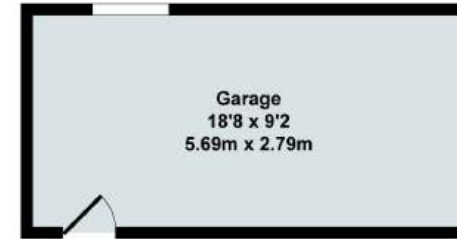
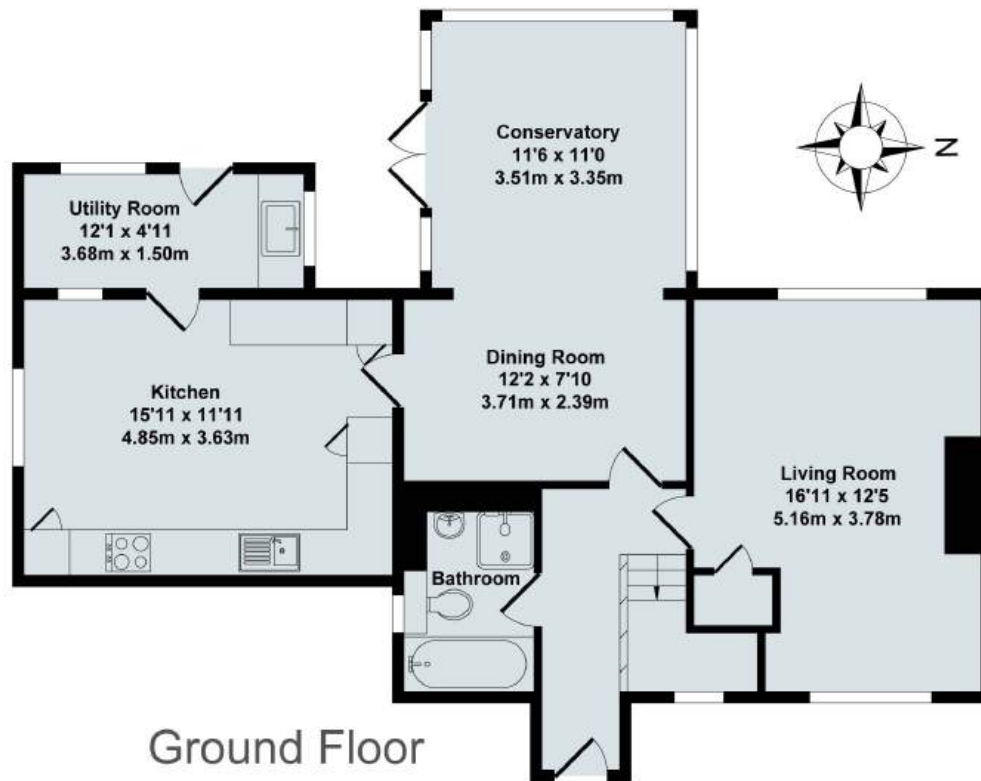
3 Bedrooms

Cloakroom

NO ONWARD CHAIN

Price £525,000 Freehold
WODC Tax Band: D / EPC Rating: 88/B





Ground Floor

First Floor

Willow Cottage, 1 North Street, Aston
Total Approx. Floor Area 1434 Sq.Ft. (133.2 Sq.M.)
 All items illustrated on this plan are included in the "Total Approx Floor Area"

Contact:

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