



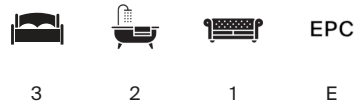
ASTON HILL HOUSE

Aston Hill, Lewknor, Watlington, Oxfordshire



A WONDERFUL, CONTEMPORARY HOME IN AN ELEVATED SETTING WITH OUTSTANDING VIEWS

Aston Hill House is a spacious 3 bedroom house designed to take full advantage of its remarkable setting high in the hills.



Local Authority: South Oxfordshire District Council

Council Tax band: E

Tenure: Freehold

Services: Mains electricity and water, LPG central heating, private drainage



ASTON HILL HOUSE

The accommodation is as shown in the floor plans. From the highway, the drive leads up to an area of parking from which a path takes you to the front door. The majority of the ground floor is open plan with the generous space being arranged as four separate spaces, the kitchen, dining and two seating areas. These areas combine beautifully and are designed to take full advantage of the stunning views over the Oxfordshire countryside. From the living space two sets of glazed doors open onto the generous terrace with sitting areas. There is also a utility and separate cloakroom.

The main bedroom suite with ensuite shower room is on the ground floor and has glazed doors opening to the wide terrace. Two further bedrooms, the family bathroom and a study are on the first floor.







LOCATION

Situated on Aston Hill, on the outskirts of the village of Aston Rowant, Aston Hill House enjoys attractive views over open countryside. Sitting in an elevated position close to Nature Reserves and the Ridgeway National Trail, Britain's oldest road offering wonderful walks across the Chilterns.

Aston Rowant has a well-regarded primary school, cricket club and hotel/public house. In addition the area has a number of excellent schools, both state and independent for children of all ages.



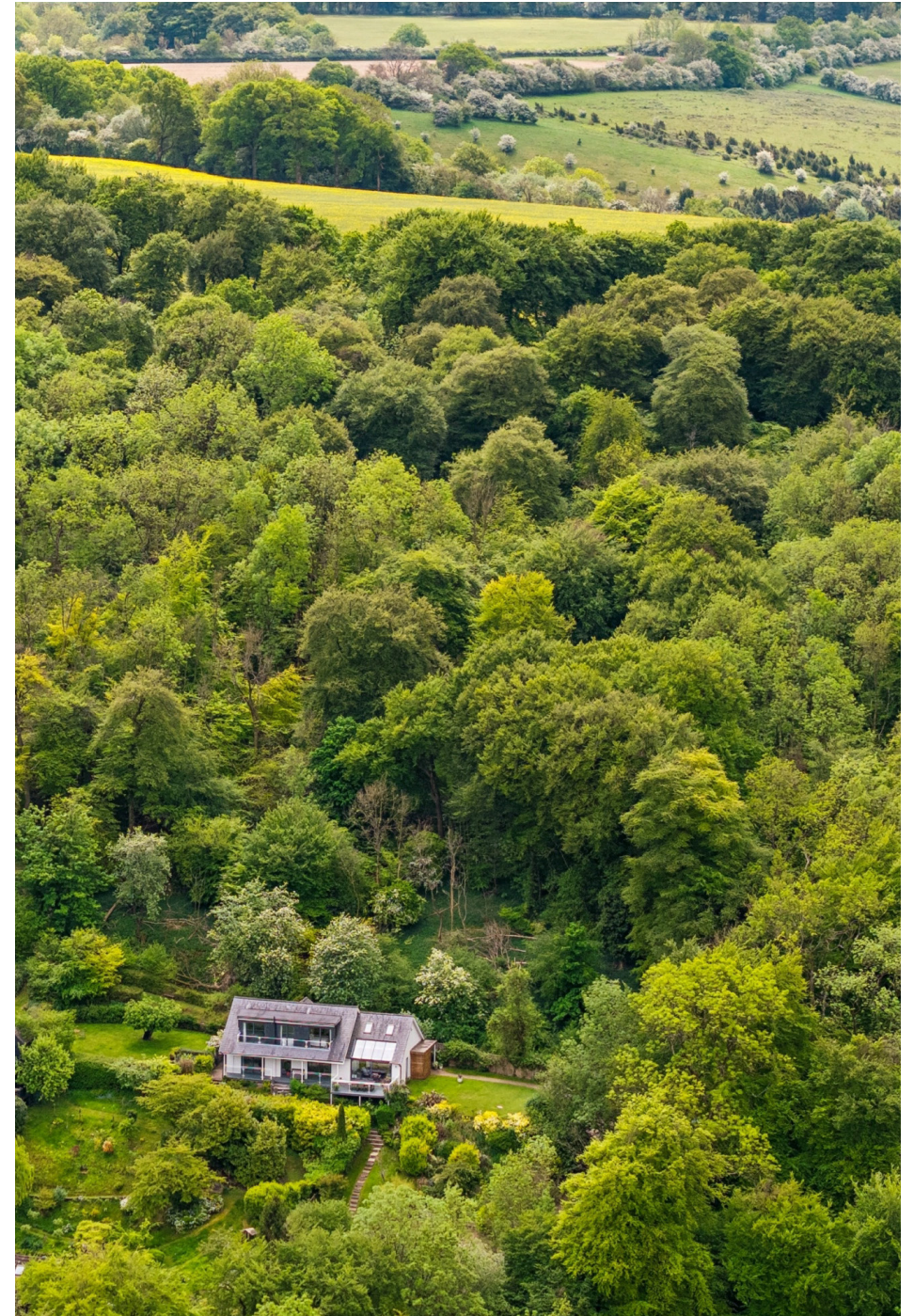
For the commuter, access to the M40 (J6) is within one mile and with British Rail mainline stations at Princes Risborough (seven miles) and High Wycombe (nine miles). The Oxford Tube stop is also less than one mile away, with coaches into London and Oxford running regularly 24 hours a day.





GARDENS & GROUNDS

Outside the long, gated driveway sweeps up past a parking area part way up the drive and to the main parking area for several vehicles. A patio on two sides gives gated access to the woodlands (Aston Rowant Nature Reserve) behind. Beyond the house is a level lawned area with a raised seating space and leading down from the deck running the full width of the property is a good-sized garden with a garden shed.





Aston Hill House

Approximate Gross Internal Area
 Ground Floor = 119.1 sq m / 1,282 sq ft
 First Floor = 88.6 sq m / 954 sq ft
 Total = 207.7 sq m / 2,236 sq ft
 (Excluding Void)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

© CJ Property Marketing Ltd Produced for Knight Frank

Approximate Gross Internal Area = 207.7 sq m / 2,236 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



William Furniss

0 1494 689 261

william.furniss@knightfrank.com

Knight Frank Buckinghamshire & Hertfordshire

St Mary's Court

Buckinghamshire, HP7 0UT

knightfrank.co.uk

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated <Particularsdate>. Photographs and videos dated <Photodate>. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

 Knight
Frank

