





Water Lane Cottage Water Lane, Steeple Aston, OX25 4SB Guide Price £600,000

Unusually for a cottage, great natural light, high ceilings and lovely proportions are the order of the day. Combine that with excellent condition and a lovely location and it's very tempting...

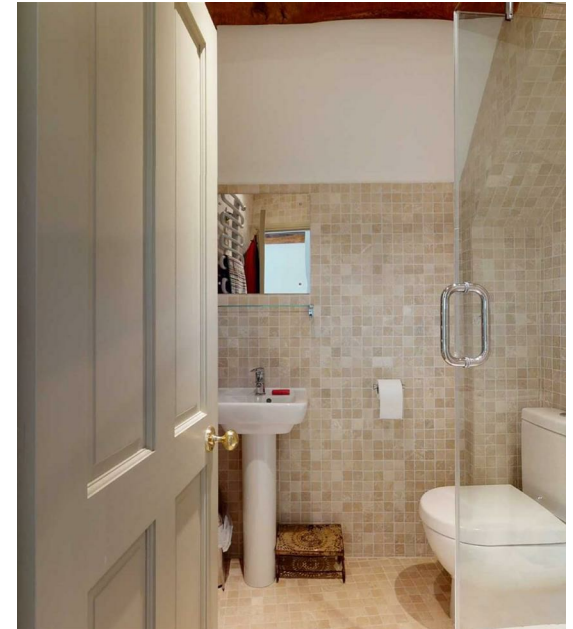
ONLINE TOUR AVAILABLE. A wonderful period cottage of c.1,750 sq ft, beautifully presented and ideally positioned on a quiet lane in a village with a school, shop/ PO and pub. 4 bedrooms (2 with en-suites), generous ceiling heights, ample gated parking plus a garage. NB EPC rating C! NO CHAIN

Steeple Aston is an ancient settlement with roots going back to Roman times, maybe earlier. Today it is one of the most popular villages in the area, offering the rare mix of its own shop and Post Office (a few minutes' walk), a popular pub, a primary school dating back nearly 400 years, and a 1000 year old church, all set in pretty, rural location. The community is enthusiastic and vibrant with activities ranging from WI to bell ringing, football and cricket, and it is in the catchment for Deddington health centre. Designated a conservation area in 1988 it is set in glorious surroundings with the river Cherwell running through the valley. It is also well placed for commuting by road or rail to Oxford and London, Banbury and Birmingham.

Water Lane Cottage typifies much of what we like about old houses. Its history as originally two separate buildings makes for a house that is interesting and a little quirky, with great character. It caters for many different ways of living - whether you're a homemaker or a hobbyist, love entertaining or like seclusion, it's equally flexible. Our vendor has quietly upgraded and improved the house in a sensitive fashion over a number of years, and we like immensely the result as it is stylish without being brash, practical without being soulless. It is also extremely efficient to run with solar panels, efficient heating and double glazing all providing significant savings. And above all it is a warm and inviting house, a place to relax in peace.

The front door opens onto Water Lane, but as the most often used entrance is to the rear our tour starts there. Opening the door from the top terrace, the entrance leads into a hallway with a tiled floor that continues into both the downstairs toilet next door and also the kitchen. Entering the kitchen the space is light and well proportioned. Units round two sides include several base cupboards with work tops above, and next to the fitted fridge/freezer is tall pull-out cupboard with a number of shelves providing masses of efficient storage. The room is such a good size that a table and six or eight chairs is easily accommodated, and the proportions allow for a large dresser or more fitted cupboards to be placed without compromising the space. The door to the front leads to the street, and the first of two staircases sits next to it with a large store cupboard beneath. Off to one side, the study is a great room, perfectly sized for a large desk, bookshelves etc, with a peaceful view out towards the lane and the house opposite.

- Very private and very peaceful
- Two ensuite, bathroom & cloak
- Two gardens
- Great living space & condition
- Great kitchen/ dining room
- Gated parking plus garage
- Four good sized bedrooms
- Sitting room, study & sun room



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From the kitchen, a couple of steps lead into the living room. It's light and positive with large windows looking towards both the lane and the garden, and at over 18 feet square it's a really generous size. For cold winter evenings the wood burner is a must, and underfoot a high quality oak floor contrasts perfectly with the neutral decor. This room also links seamlessly into the sun room which can be closed off with bifolding doors if desired, a warm and bright place to sit overlooking the garden to the side with doors open to enjoy the sound of little more than bird song.

Off the sun room is a staircase that reaches the first of four bedrooms. With its own en-suite shower, and a loft room that is large enough to be a walk-in wardrobe or sewing room, it's a suite all by itself. A bedroom with a vaulted ceiling is always a special space, but this one in particular is lovely, containing the original barn roof timbers as well as a window seat in what was originally the hayloft entrance. The en-suite has been beautifully equipped with smart modern fittings that include a thermostatic shower, and both floor and walls are tiled for practicality.

At the other end of the house leading off the kitchen is the second stairway, which provides access to the three other bedrooms. The largest of the three is quite a surprise. The panelled entrance contains an en-suite to the right that is immaculately presented and tiled throughout, with a large shower pan. At 18 feet long the bedroom it serves is a fantastic space. Cupboards down much of one wall provide all the storage you could need, leaving free space so generous it could house an easy chair and a table, or even a sofa. Two further bedrooms are both good sized doubles, and both are equipped with wardrobes. Serving both is a bathroom that is as well presented and specified as the others, and within it is an airing cupboard.

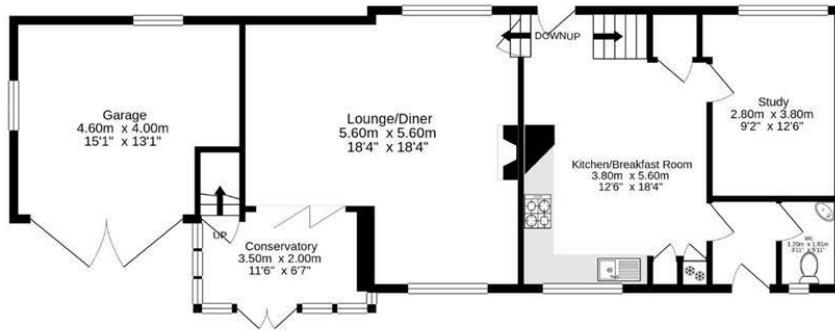
Outside, the garden to the side of the house is paved, and gently stepped due to the incline, with stone planter borders that are abundantly stocked with a glorious array of flowers and shrubs. A patio outside the sun room is a sun trap for much of the day, and beyond that the garden is walled off from the parking area with a gate fitted centrally. Three or four cars can be parked off road in this driveway, surrounded by walls and hedging with a brick paved hard standing outside the double doors that enclose the garage. Beyond the entrance gate is a further gate that encloses a separate parking area that is owned by this property but leased (with 23 years remaining) to the neighbouring properties, specifically as they have no other off road parking of their own. And beyond this a further area of garden is gently shaded by beech and other trees, currently left partly fallow and partly landscaped, sloping down to a fence beyond which is open grassland.

Mains water, electric, gas c.h.
Cherwell District Council
Council tax band E
C. £2,413 p.a. 2020/21





Ground Floor
86.4 sq.m. (931 sq.ft.) approx.



1st Floor
77.3 sq.m. (832 sq.ft.) approx.



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TOTAL FLOOR AREA : 163.7 sq.m. (1762 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		96
(81-91)	B		
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

to discuss this property or to arrange a viewing please call, or drop us a line interested@cridlands.co.uk

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