



1 Aston View, Somerton, OX25 6NH

Guide Price £425,000

You can change a house but not the location. And this house makes the best use of one of the best locations available in the county. Just don't try and work from home, the distractions are irresistible!

TAKE A TOUR FROM THE COMFORT OF YOUR OWN HOME.. Buy the view and the house comes with it... Sat on a no through lane, with glorious farmland views and a generous garden, this extended three bed is in great condition throughout. Vast modern kitchen, good quality fittings, and potential to extend further (STPP).

Somerton village offers a rare mix of countryside seclusion and easy access to all amenities, sitting amidst the wonderful rolling countryside of the Cherwell valley. Within a short drive are rail and road links to London M40, Oxford via Kidlington A4260 and Banbury. The local historic village of Deddington offers various food shops, pubs, a library, health centre, and a primary school and a monthly French-type market. The village itself dates back to Saxon times plus it is mentioned in the Domesday Book, and the Church of St James dates back in part to at least 1074. There are many local activities, a number of which revolve around a fine village hall, rebuilt with lottery money in 2008. This features everything from toddler groups to films, evening talks and a Thursday evening bar (which we are told is very popular!).

There are semis and there are semis. 1 Aston View started life as a pleasant family home. Since then it has been extended to provide the living space buyers want in this day and age, and consequently it sits very clearly apart from others of a similar price range. That it is also in fine condition, stylish and well presented throughout, is no surprise. For a property that sits just a short drive from the fastest road and rail links, it's extraordinary that it feels so peaceful and so secluded, on a lane with just a few neighbours in the middle of farmland. It's rare to find a property with such a stunning outlook, no wonder houses come up on this lane so rarely!

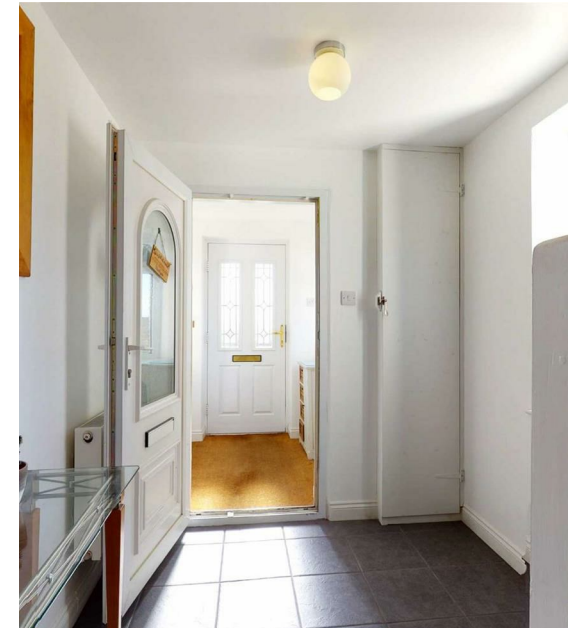
The entrance door leads into an immaculate and very handy porch that is surprisingly light with windows to either side. An inner door opens into the main hall with a stairway rising ahead. On the right the door opens into the living room. Calm and peaceful, this is a lovely large room that looks out towards the fields and faces South. The pretty fireplace with its brick surround is not active currently but the chimney above still exists, hence it could house an open fire or wood burner for those cozy winter evenings. At the back of the hall the door opens to reveal the most wonderful of kitchens. Offering around 500 sq feet of light and open space this is almost a unique find in a house of this type. Smart and stylish, it has been arranged in such a way that there is a long run of units across the left rear wall culminating in a breakfast bar, with the sink in front of the window to enjoy the view over the rear garden. And despite this, the remaining space is so open that a table and ten chairs would easily sit here with more than enough room for a sofa and easy chairs. It's a clever layout as essentially there are different areas that can be flexible depending on your needs, and there is even a utility area to one side as well as a family room area to another, all open-plan. And with roof light windows above and a pair of glazed doors opening out to the garden, it's a delightfully bright and positive space. Completing the downstairs, the cloak room is placed just inside the side door that leads out to the garden.

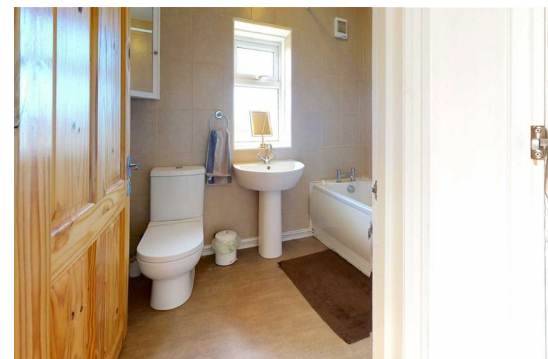
Upstairs offers more of the same theme of smart, bright accommodation. All three bedrooms can easily operate as doubles, albeit the smallest is currently set up as a study (with a large cupboard over the stairs that could be a wardrobe). The Master is well proportioned, being not far off square, and is equipped with a generous wardrobe fitted in the large alcove. The view over the fields and valley is simply stunning, and uninterrupted for miles distant. Next door, bedroom two is a similar space, minus the wardrobes, and enjoys a similarly gorgeous view, this time towards the farmland at the rear. Serving all is a modern bathroom presented in excellent order with fully tiled walls and a vinyl floor.

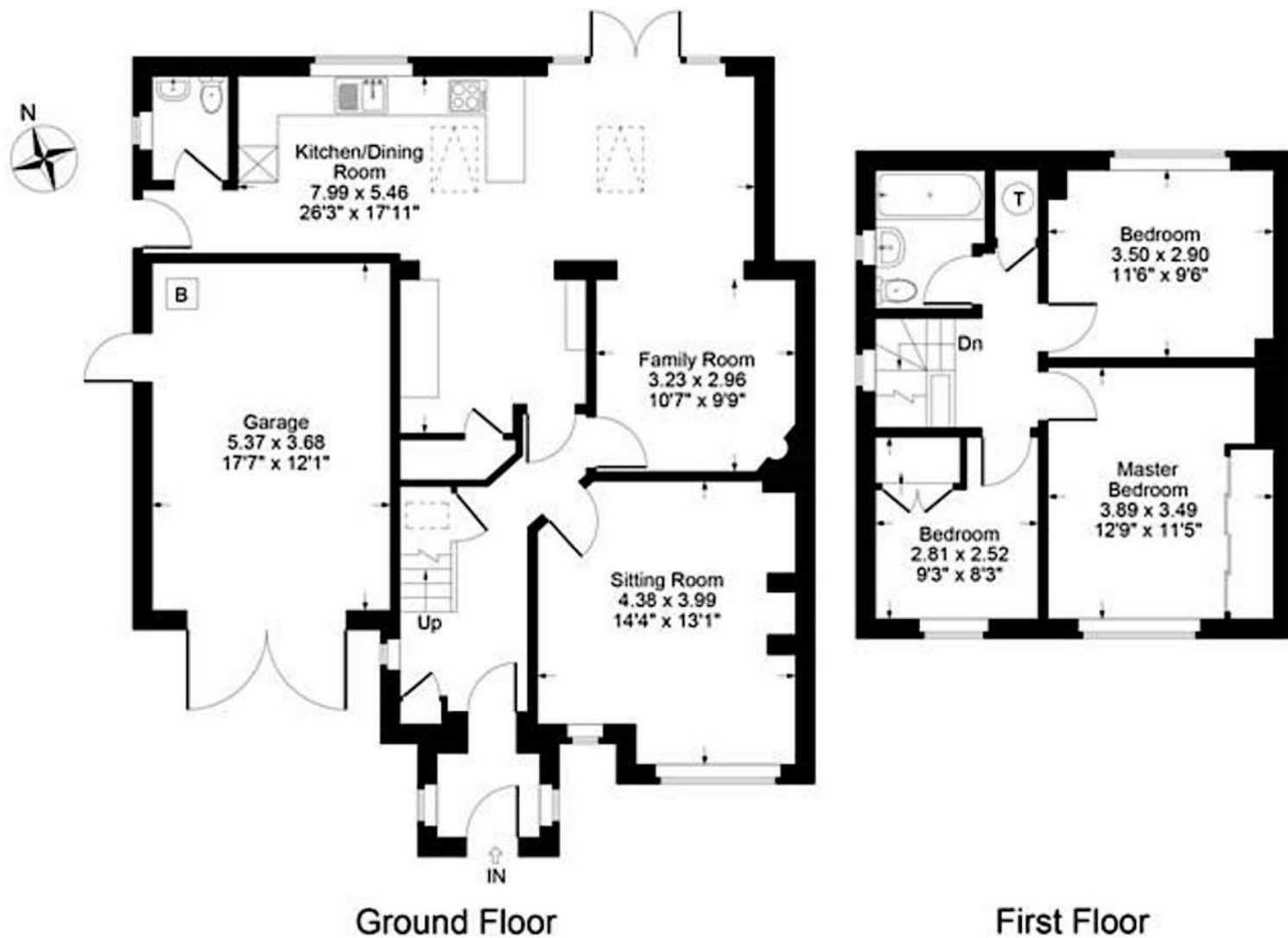
Outside, the front garden is deep, with a central paved driveway for several cars running up to a single, integrated garage. Either side there is a strip of lawn and the borders are hedgerow. A path runs down the left side to the rear garden, past a side door into the garage. At the rear, the garden is a great space. Mainly lawn, there is a lovely range of trees, shrubs and flowers in various beds that have been gently landscaped to give the garden shape. It's a quiet and wide space that feels immensely peaceful. And as the house is the last on the lane, the outlook across the fields is uninterrupted to both the rear and the left.

Mains water, electric, oil CH
Cherwell District Council
Council Tax Band C
C.£1,688 p.a. 2019/20

- To-die-for views & location
- Three double bedrooms
- Ample driveway parking
- Wonderful, renovated condition
- Bay-fronted living room
- Generous gardens
- Vast extended kitchen
- Bathroom and cloak room







Total Area = 136.77 sq m / 1472.17 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.

Important Notice

These particulars are offered on the understanding that all negotiations are conducted through this company. Neither these particulars, nor oral representations, form part of any offer or contract and their accuracy cannot be guaranteed. Any floor plan provided is for representation purposes only, as defined by the RICS Code of Measuring Practice and whilst every attempt has been made to ensure their accuracy the measurements of windows, doors and rooms are approximate and should be used as such by prospective purchasers. Any services, systems and appliances mentioned have not been tested by us and we cannot verify that they are in working order.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B		
(69-80) C		
(55-68) D	63	
(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

01869 343600