



Nothing prepared us for how much we love this house. The finest mix of stylish and relaxing village living you are ever likely to find.

Glorious professionally landscaped gardens and an extended house of circa 2,000 sq ft. 5 large bedrooms, 3 receptions, 29 ft kitchen, 2 en-suites, bathroom, further shower room. Lovely condition, bright and airy, a great flow. And NO CHAIN...

Steeple Aston is an ancient settlement with roots going back to Roman times, maybe earlier. The village has its own shop and Post Office (a couple of minutes' walk), a popular pub, a primary school dating back nearly 400 years, and a 1000 year old church. The community is enthusiastic and vibrant with activities ranging from WI to bellringing, football and cricket. Designated a conservation area in 1988, the village is set in glorious surroundings with the river Cherwell running through the valley, situated 8 miles away from the luxurious Soho Farmhouse. And not forgetting that it is also well placed for commuting, you really are spoilt for choice with options by road or rail to Oxford (17m), Banbury (10m), London (47 mins from Bicester North) and Birmingham.

Every now and again we find a house that transcends everything around it. This is that house! Starting life as already one of the best in this quiet cul-de-sac so beloved of families frequenting the schools, commuting access and local amenities, in our owner's hands it has been extended, beautified, and generally made the best it can be. Walking up the driveway you find yourself drawn into a calm, spacious and effortlessly easy to use environment. And it isn't just the space and condition that impresses, it's the attention to detail - the use of glass doors everywhere with high quality timber framing; vertical radiators to save wall space, and the almost seamless integration of one room with another. And that's just the house. Then there's the garden... You would be hard pushed to find a more lovely place to spend time, with its ever-changing colours, textures and light. It is little wonder our vendor has been here for many years. The next owners will be well cared for in every sense.

The glazed front door opens into a long hallway that meanders along to the living spaces, past a pristine modern shower room that has been refitted to include a vanity with handy storage. Turning left past the stairs, it is instantly apparent that light and space are the themes here! On the right the first of several bright receptions is accessed through a glazed door - a clever touch throughout the downstairs to ensure light pervades every corner. The room is large and bright, with a clean-lined and elegant fireplace to the right, and at the rear a large conservatory is closed off or integrated to it via a pair of double doors. Substantial and well built, this is a lovely place to get the full view of the garden - while remaining cozy in the winter as it is radiator heated. From the reception, a pair of glazed, oak-frame doors open into the kitchen/ dining room. At nearly 30 feet in length, this is truly an outstanding space for the largest of families to gather together and eat. To the front the kitchen units extend round three sides and they are of high quality, all centred around a Rangemaster cooker. The cream colouring of the units sets off the contrasting timber work surface and laminate floor perfectly. And with space so generous it's easy to fit a large table with perhaps ten chairs in the centre, next to which the utility room is as well appointed - and as large - as most regular kitchens. While leaving more than ample room for a sofa or easy chairs at the rear to enjoy that gorgeous view over the garden. Looking left, a further set of glazed timber doors leads into another very useful reception room. With a vaulted ceiling to the rear containing roof light windows, it may be that this is your perfect office space, with stunning natural light even on the most grim of bad weather days, productivity will be at maximum!

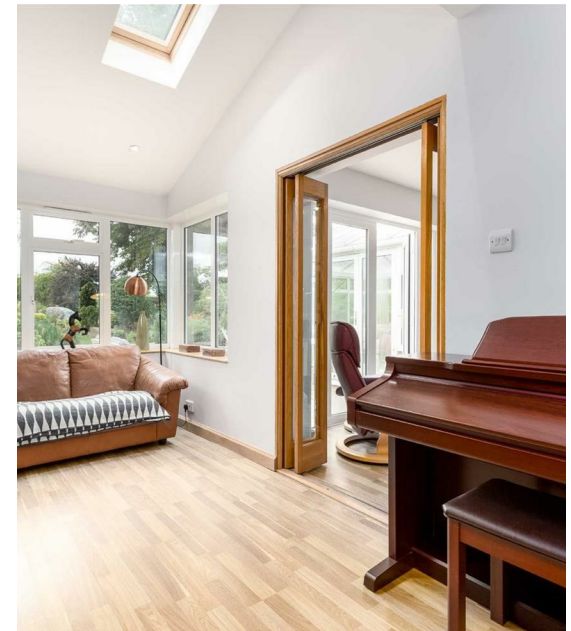
Upstairs you will find more of the same. The first of five bedrooms sits to the left of the landing, a very spacious double room that also benefits from a deep alcove ideal to house a large wardrobe (it houses one today that is perfect in the space, it may be available under separate negotiation). Next door another double is currently set up as a home office. Back to the landing, straight ahead the door enters a bedroom that starts with an alcove so large it is crying out to be enclosed as a walk-in wardrobe. Beyond it, the bedroom is a great size, and accompanying it is a modern en-suite that is tiled from floor to ceiling.

From the same landing, the principle bedroom is just off to the right. What is delightful about this suite is it's so complete. A full bank of cupboards fitted to one wall provides all the storage space you could ever need, without compromising the bedroom space. At the rear the view over the garden is simply stunning. And the en-suite is both large and a great specification so it feels pampering as well as practical. And the last of the bedrooms is equally impressive - a double room, also equipped with a bank of built-in wardrobes and also featuring that same beautiful view. The final room on this floor is the family bathroom.

Outside, there is much to digest and enjoy. The frontage is block paved to provide a long driveway providing space for several vehicles, and culminates with an integral garage. A path down the left side runs by the garage pedestrian door as well as another to the utility. As you reach the rear, the space opens up dramatically to reveal a garden only a professional could have created. Behind the kitchen and study a sandstone terrace with gorgeous detailing provides a wonderful seating area next to the dining space and conservatory. Beyond, the lawn meanders between a dizzying array of shrubs flowers and trees, creating ever-changing sun spots and shadows throughout the day. To the right a large summer house with a deck outside provides the most lovely and peaceful of places to sit and relax, facing South West. Beyond it there are areas of wild flowers, growing beds, even a long poly tunnel for the hardcore gardener. Reaching the end, you turn back and realise just what a visual feast this is, a charming garden that is rare to find at any price.

Mains water, gas, electric

- Sublime character & features
- Master bedroom suite
- Garage & stone workshop
- Bordering on perfect condition
- Dressing area & en-suite
- Lovely landscaped gardens
- Fine quality conservatory
- Three further bedrooms





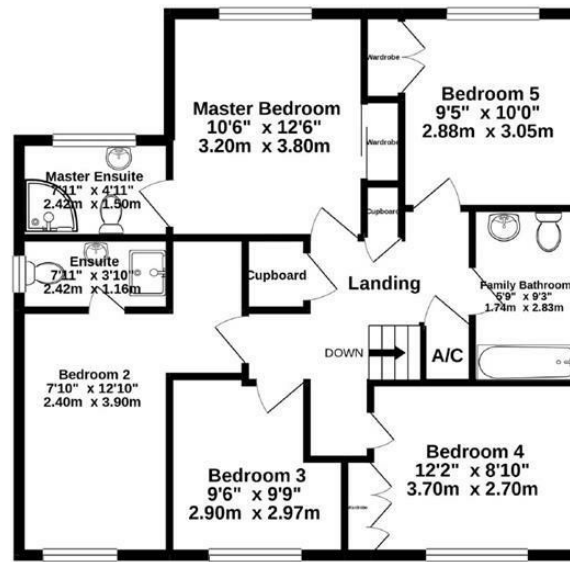
Ground Floor
1123 sq.ft. (104.3 sq.m.) approx.



TOTAL FLOOR AREA : 1928 sq.ft. (179.1 sq.m.) 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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1st Floor
805 sq.ft. (74.8 sq.m.) approx.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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

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

01869 343600

Important Notice

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