





Fir Lane, Steeple Aston, OX25 4SF

Guide Price £325,000

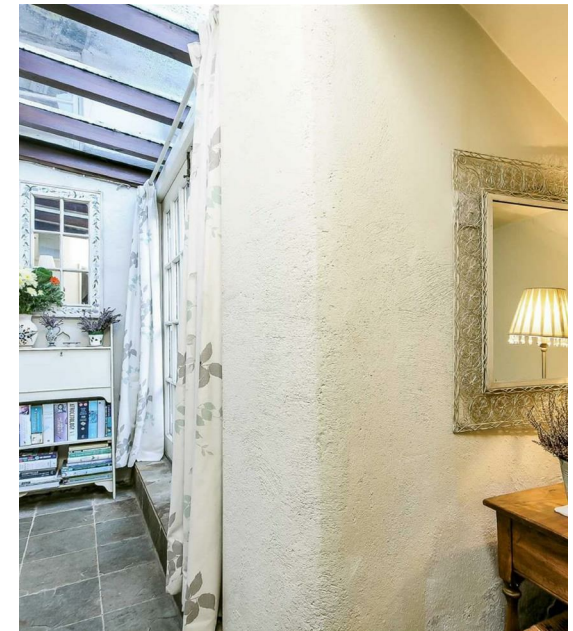
Huge character, surprising space and light, plus ample landscaped gardens, all set in a village the envy of many. What more could you need?

The oldest house in the village, a historically important G2 listed part-thatched cottage discreetly tucked away opposite the church, off a small path leading down to fields. Two bedrooms, kitchen, two receptions, and a pleasantly secluded garden. This is one of the very best, with irresistible character.

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 amateur to professional theatre to more outdoor pursuits like football and cricket. 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, London and Birmingham. A short commute to Bicester North and 47 minutes later you will arrive at Marylebone Station, making Jasmine Cottage an ideal retreat where you can recharge your mind and body.

Cottages like this pretty much represent why we are agents. The old adage "if walls could talk" is so applicable here. Jasmine Cottage's history dates back many hundreds of years, to around the 16th century but it could well be older. Exposed beams, traditional stone walls, open fires - it's all reminiscent of fairy tales. You are the custodian of something a bit precious. Not only that, it's SO private and discreet that initially you can miss it on the way by. And with the delightful church opposite, allotments nearby, plus a wonderful shop/ PO, pub and great school nearby this cottage is located in one of the best villages in the area.

- Historic stone & thatch cottage
- 2 linked bedrooms
- Lovely, lawned garden
- Vast character, stone & beams
- Bright, traditional kitchen
- Village with shop, pub, school.
- Living room with fireplace
- Modern bathroom
- Plans have been drawn up for a further extension to the kitchen living area.



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The main door opens into a passage with a beautiful stone floor. Running left, it opens into a kitchen that is deliciously farmhouse in style, with wood work tops and traditional units all handmade by a local carpenter. There are some delightful touches here, ranging from an Aga cooker to a Belfast sink, in addition to a pan hanger overhead. Instantly, the outlook across the lane to the church is almost mesmerising - quite tricky doing the washing up with such distractions!! It's a lovely light room too, feeling positive and inviting. Back down the hall, the bathroom is pleasingly neutral with white suite and light tan wall tiling contrasting with a slate floor. This, too, is well lit as the Velux window overhead provides great natural light. The hall then carries on and broadens into what the floor plan describes as a lobby. In fact its a lovely sun trap with glazed double doors leading out onto a small terrace. The roof is also glazed hence the light is wonderful. Also here there is an old window, from the days before the house was extended, that opens into the first of the receptions.

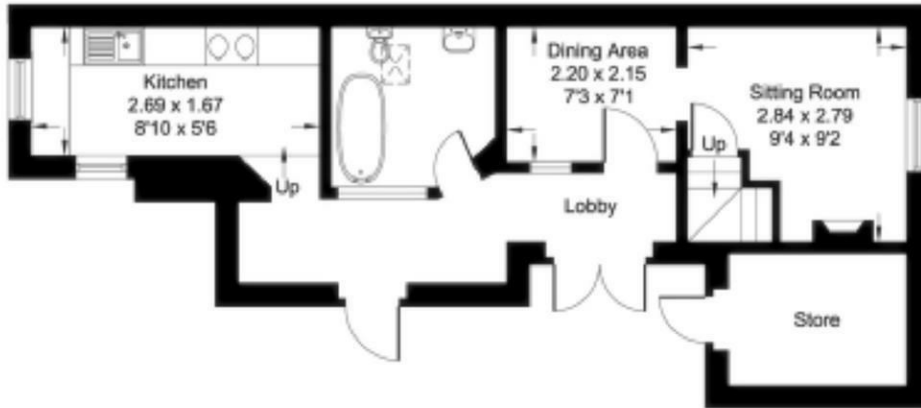
The first of these receptions exudes all the history expected and more. Overhead, original beams meld seamlessly into stone walls, inset into which are ancient ledge and brace doors and a leaded window. As a breakfast or dining room it is ideal, made all the more charming by a window seat overlooking the lobby. Next door, the same theme continues, with a window seat placed to look down the garden. Even the shutters are a delight, with a simple hinged iron stay to hold them shut, and club-shaped peep holes looking out. The fireplace here contains a wood burner, and either side are cupboards. The door to the right leads through a typical curved staircase to the upstairs. As ever, charm is everywhere. The main bedroom with its uneven floors, walls and lathe and plaster ceiling retain character that rarely survives, including the old leaded window and eaves timbers. Bedroom two is linked to the side, and in this room the ceiling is vaulted, a delightful feature. Yet again, a leaded window with ancient timber sill and lintel sets the tone of history.

Outside, to the front the house is set slightly off the lane hence there is an area ideal for bins etc. The gravel path to the right of the house goes nowhere further than allotments and fields. Walking past the kitchen door, then lobby doors, there is an arch in between the hedge and house that leads into the garden. Surrounded by hedges, it is the most peaceful and secluded of settings. With no passing vehicles, and very few humans, it is the most tranquil and private of spaces, mainly laid to lawn but also including some pretty climbing roses at the back of the house amongst various other plants. It is quite hard to imagine a more pleasant or inviting place for relaxing!

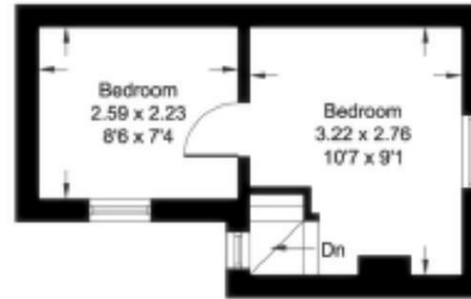
Mains water, electricity
Cherwell District Council
Council tax band D
C.£1,900 p.a. 2020/21







Ground Floor



First Floor

Approximate Gross Internal Area = 50 sq m / 541 sq ft
Total = 50 sq m / 541 sq ft

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	1	1
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
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