









Lidice, Paines Hill, Steeple Aston, OX25 4SQ

Guide Price £315,000

**One of only a handful of affordable character cottages in this highly desirable village. Relaxing and inviting in equal measure.**

Thoroughly charming two bed Victorian cottage overlooking meadows, set in a lovely village containing a pub, great school, shop/PO, and just a few miles from Bicester. Exposed stone and timber, multifuel burner, pretty rear garden. Just gorgeous.

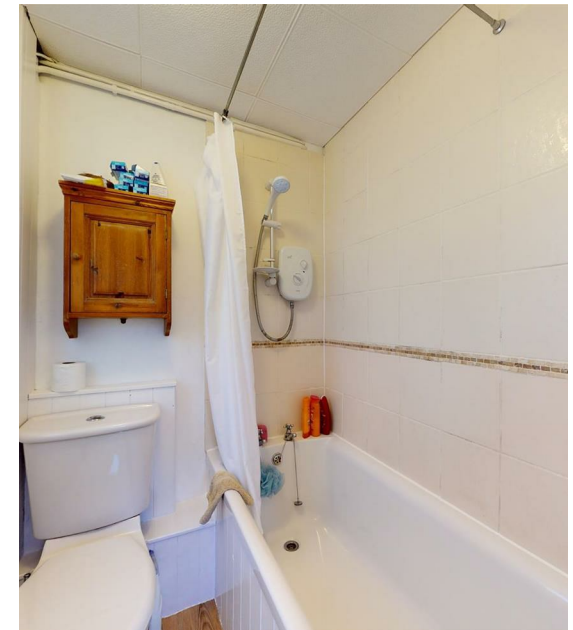
Steeple Aston is an ancient settlement with roots going back to Roman times, maybe earlier. Today it is one of the most popular villages in the area, offering the rare mix of its own shop and Post Office (a few minutes' walk), a popular pub, a primary school dating back nearly 400 years, and a 1000 year old church, all set in a pretty, rural location. The community is enthusiastic and vibrant with activities ranging from WI to bell ringing, 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 and London, Banbury and Birmingham.

Lidice exhibits all the most lovely aspects of a cottage built in Victorian times. Unlike the more common stone construction of many cottages, this and its attached neighbour are brick-faced, laid in a "chequerboard" style that is smart and very stylish. Once inside, the more traditional cottage feel of exposed stone to the side wall and beams overhead in the sitting room combine with a multifuel burner to give it a deliciously cosy feeling, while elsewhere there are ledge and brace doors, Suffolk latches and the like that just reinforce the feeling of cosiness and history.

Then there's the view of the meadow opposite which we could stare at all day (thank goodness the second bedroom, set up as a home office, faces to the rear or we'd never get any work done...). In good condition throughout, you can move in without having to do anything, but similarly there's scope to continue its evolution if you wish to make your own mark on it. Either way, it's an exceptionally affordable and charming piece of character and history to cherish in a wonderful village.

The smart paved path to the right hand side takes you to a side gate. Thereafter, the path changes to red and charcoal coloured brick, a clever nod to the facade, and the door at the rear is the entry into the house. Once inside, there is a very handy internal porch ideal for boots etc, and as there is glazing in the rear door and a window to the side, it's delightfully light. As is so often the case with a house of this age, the bathroom is downstairs. It's well presented with a pretty timber-style floor that contrasts perfectly with the simple white suite, which includes a shower above the bath.

- Victorian charm
- Wonderful village location
- Elevated ceiling in bedroom 1
- Study/ bedroom 2
- Sitting room with beams & fire
- Kitchen/ breakfast room
- Downstairs bathroom
- Lovely garden to rear
- Poss extension potential (stp)



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Next door, the kitchen is exceptionally well laid out hence maximises every inch of the space. Timber units to either side provide a more than ample mix of storage, space for a washing machine, Neff oven and an electric hob, along with a good run of work surfaces. And beyond the units there is a space perfect for a table and chairs. Head past the door hiding the boxed-in staircase, beneath which is more storage, and the living room is delightful. With a pair of large double glazed windows to the front overlooking the meadow, it's surprisingly bright and positive. The aforementioned beams overhead and stone exposed to the left wall give it that feeling of history and charm we all associate with a cottage. But it's also well proportioned, all focusing on the pretty fireplace with its wood burner, hence easy to use.

Head up the lovely boxed stair and at the top a small landing features some pretty wall timbers as well as an airing cupboard in which the immersion tank is housed. Bedroom two sits to the rear, and is currently fitted out with a long desk top from which anyone working has the privilege of a gorgeous view of trees and bird life in your own garden and beyond. The room is not used as a bedroom hence all the storage shelves etc, but it could be a useful single/occasional bedroom if this were removed. The main bedroom next door however is roomy, characterful and light in a similar way to the sitting room beneath. Lovely exposed boards underfoot contrast with the gleaming white of the paintwork. And while the dimensions are ample as a main bedroom, the elevated ceiling overhead flatters that still further. But as much as the space and character is alluring, for us the view of the meadow opposite and the trees running down the valley beyond is the clincher...

Outside, the cottage faces out across the pretty village lane and over a stone wall to a large meadow, which is home to rare breed Highland Soay sheep (look them up, fascinating). And beyond, the farther view is treetops, with the church peeking through the trees to the right. Head through the side gate to the garden and the stone terrace runs the width of the house, a lovely spot for a peaceful glass or meal. The larger part of the garden is a well kept lawn, and beyond this another terrace offers a further peaceful seating area.

Freehold  
Mains water, Econ 7 heating  
Cherwell District Council  
Council tax band D  
£2,113 p.a. 2022/23

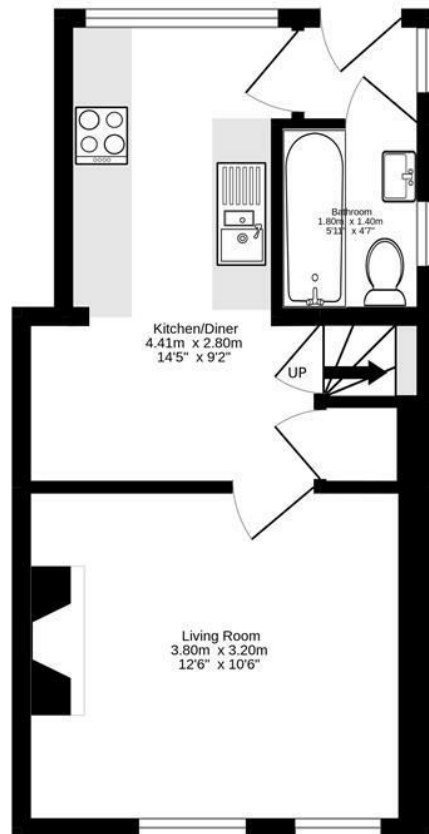




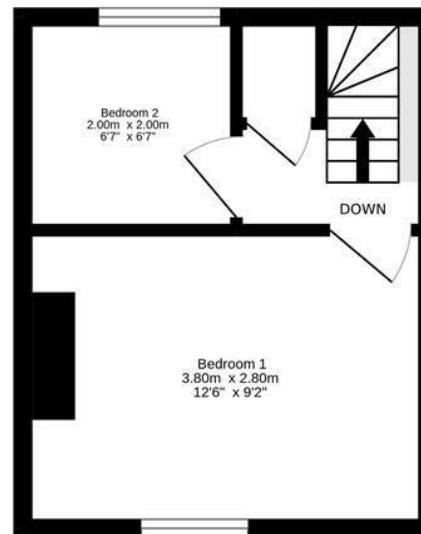




**Ground Floor**  
26.2 sq.m. (282 sq.ft.) approx.



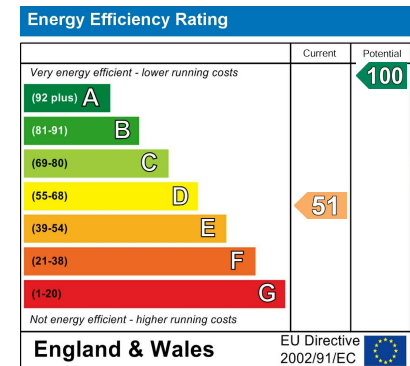
**1st Floor**  
17.8 sq.m. (191 sq.ft.) approx.



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**TOTAL FLOOR AREA : 44.0 sq.m. (473 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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