

MEADOW
WALK





This house provides the best of all worlds. Character without the complexity, modernity with style and individuality.

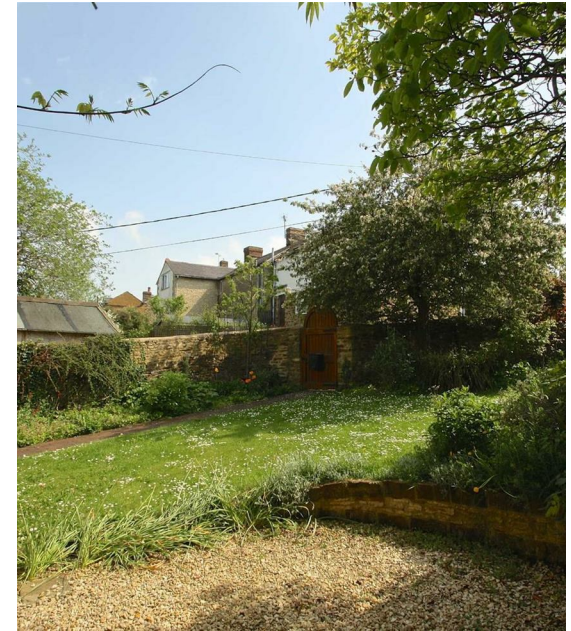
A roomy, comfortable & exceptionally well presented detached house set in a secluded plot at the top of a quiet no through lane. Steeple Aston is a wonderful village, family friendly, with great amenities (shop, pub/ PO, school) & easy commuting access with rail & road nearby. NO CHAIN.

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.

Meadow Walk is a light, airy and roomy detached house, built post-war and upgraded by the current owners. Retro fitting ledge and brace traditional timber doors, a range cooker, a dressing room and en-suite, internal shutters to bedrooms, even a summer house with power, all adds up to a house that feels upmarket and stylish while also approachable and friendly. And the owners have been diligent in their upkeep, most recently fitting a brand new boiler. Its location in the village is ideal, just a short walk from the shop/post office and at the top of a lane that leads to farmland. Note that the current three bedroom layout is our owners' preference, BUT when they purchased the property it was a four bed. Returning it to this layout is simple and inexpensive - please ask if you would like more details.

The large internal porch is ideal for coats, boots etc, with a cloak room to the left. It opens into an ample hallway with a light tiled floor, off which stairs rise to the left, and ahead is a utility with a sink and fitted storage. Before them, a door leads into a bright and high quality kitchen. A wide range of units on three sides cater for all needs, and include dishwasher, fridge/freezer and also a range cooker. Unusually, there's also a large under stairs storage space through an arch, with shelves, ideal as a pantry. To the side a further door leads into the dining room which is smart and appealing with glazed double doors opening onto the front garden; this is ample for easily a table and eight chairs with room to spare for a dresser, chest and the like. Beyond, the interlinked door leads into a large reception at the rear. This is a lovely room, wide and bright with doors onto the rear terrace and including an open fireplace.

- Great living space & condition
- Wonderful master suite
- Bathroom, en-suite & cloak
- Very secluded and very private
- Living and dining rooms
- Lovely gardens, plus garage
- Three large bedrooms (was four)
- Great kitchen, separate utility



The Dickredge, Steeple Aston, OX25 4RS

Offers Over £425,000

Upstairs the three bedrooms are all good sizes. The master is a good double room with a large window, in addition to which it has both a large dressing room and a very modern en-suite shower room that is really highly specified. It is also important to note it includes a large under-eaves cupboard through an arch, ensuring it really can cater for more storage than you are ever likely to need. Bedroom two is a similar size, with another large eaves store but it also includes further fitted wardrobes, cleverly negating the need for much other furniture. Unusually, bedroom three is also a very good size hence genuinely usable as an ample double bedroom, or otherwise a very spacious study. Serving both bedrooms is a bathroom fitted in a similarly attractive style to the en-suite, with modern tiling contrasting perfectly with the wood of the windows and doors.

Outside, to the rear the raised terrace behind the house is secluded, with a border to one side featuring various attractive plants. This drops down to an area that is gravelled for easy maintenance, but could be paved or lawned. Behind it, the garage is accessed via a glazed door, and its stone wall continues round to the left, securely enclosing the whole plot front and rear. Side access both sides takes you back to the front, which is the main garden area with a very private garden space that faces South. Mature and attractive it also features both a lockable solid timber gate to the front (with door bell and post box) plus a shed and also a summer house with power. It all adds up to an incredibly peaceful and enjoyable environment.

Mains water, electric gas c.h.
Cherwell District Council
Council tax band F
C. £2,743 p.a. 2019/20







APPROX. GROSS INTERNAL FLOOR AREA 1540 SQ FT / 143 SQ M

| 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 | | | |
| | | 65 | 78 |
| England & Wales | | EU Directive 2002/91/EC | |

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.

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

01869 343600

www.cridlands.co.uk