





## Deliciously swish! From an era of opulence and grandeur, a town house with real style and panache in one of the loveliest villages in the area.

A Georgian town house with real style and panache in one of the loveliest villages in the area, with views across the valley. Up to four bedrooms, large kitchen/ breakfast room & utility, two en-suites, a decked sun terrace above a town garden, plus parking and a double garage.

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.

New Manor House was built by Charles Harris in 1836. The build was clearly high quality, perhaps too high quality as he was declared bankrupt shortly after! The Georgian origin is amply demonstrated by the lovely, high ceilings and large sash windows, with a feeling of ample space throughout. And the position on the hillside ensures the views to the rear are absolutely divine - right out across the rolling valley and fields. Our client bought the house some years ago and has put considerable time, effort and money into modernising the internals to make it sumptuous without compromising all the character and charm. The layout over three floors also makes it surprisingly flexible. Four bedrooms are available if wished, but in the current ownership the larger first floor room makes a splendid living room complete with fireplace. The whole house and setting is delightful, a place to entertain and to relax in equal measure.

They always say "first impressions..." and nowhere was it so appropriate as here! The facade of New Manor House is proud and elegant and, once inside, the scene looking down the hall through to a kitchen with wide glazed doors at the rear is attractive. The tall ceilings give an even greater feeling of space than the already good dimensions, and with an immaculate tiled floor running seamlessly throughout the downstairs, the feeling of quality is instant. On the right is the first of three toilets in this house, and to the left the term "utility room" almost belittles a fitted space that's better quality than most kitchens (and certainly larger than some!). The wide range of units provides most of the storage you might normally need in the kitchen. Beyond, the doorway leads to an almost square kitchen/ day room, perfectly proportioned and styled with great attention to detail. The cupboards to the left are inset, so they're barely noticeable on first glance, yet they provide huge storage. And because of this and the utility, on the right a long run of units topped off with polished quartz doesn't need the usual wall units above it. This arrangement makes the room feel so open and airy, which it is to such an extent that the largest of kitchen tables sits central with room around to all sides, ideal for adding an easy chair or sofa. In the corner you may not immediately notice the antique log burner... The Swedish Kakelugn ceramic semi-circular casing contains a pair of brass doors, with a chrome chimney stack outside that rises right up to the roof! It's a design we have never seen before, both stylish and fun. The fun theme continues if you look above your head, with a lighting system made up of multi-coloured flexes each individually leading to a different glowing globe. It's attention to detail few would apply, and all the better for it... All this adds up to a really wonderful space for all needs, and with bi-fold doors behind opening onto a large decked terrace from which you get a glimpse of the fields, and steps lead down to the garden, it's a little like being on holiday!

- Splendid order throughout
- High ceilings & large windows
- Refitted kitchen & bathrooms
- Three or four bedrooms
- En-suite, bathroom, 2 WCs
- Refitted utility/ boot room
- Terrace/ balcony & courtyard
- Double garage & parking



Up the stairs, you reach two further floors. The first contains two bedrooms. At the rear, the larger of the two was originally a living room hence contains an elegant fireplace with fine detailing. Windows in both the rear and side walls ensure you have both excellent natural light and a gorgeous view over the valley beyond. The dimensions are also such that as a bedroom it would be vast, and in its current incarnation as a living room it's perfectly proportioned for a large suite with masses of floor space spare (the vendor currently also has a baby grand piano!). Next door a smaller double bedroom is nevertheless roomy and light, with a view of the village lane outside, and a cabin bed has been fitted to maximise the space. Between the pair, the bathroom is very swish! Travertine marble tiling from floor to ceiling gives real style as well as being easy to maintain. And this contrasts perfectly with a neat white suite including a shower above the bath. The airing cupboard is also fitted to one side, and as the ceiling height is so high this is a huge space.

On the top floor, there's more of the same to enjoy. Although up at this height the view is rather different... Lying in bed, you can see across fields, uninterrupted, for miles! And your bed sits in a room not much smaller than the living room below - it's only more compact because of the shower room that's en-suite. A wardrobe fitted to one corner handles ample storage, and the size of the room is such an easy chair, blanket chest etc would all be accommodated with ease. Next door, the last of the bedrooms is an ample double at 9 x 13 feet, and it includes a window with a low cill that could be a peaceful window seat.

Outside, some explanation is needed. At the front the parking area allows off street parking in an area closed off from the lane by a stone wall and several trees in borders. However, the accessway to the right leads down to a tandem length garage behind the garden, providing excellent parking. A door in the garden wall leads back up a couple of steps into the garden, which is beautifully landscaped for low maintenance with ornate box hedging, a deep border to the rear, masses of storage under the deck, and wooden steps up to a large balcony/ sun terrace. It strikes the perfect balance between ease of use and somewhere to potter about. And for those wanting a larger space to stretch their legs, the lane immediately next door leads down to a public path through lovely open pasture land.

Mains water, electricity, gas CH  
Cherwell District Council  
Council tax band E  
£2,461-73 p.a. 2021/22







**TOTAL FLOOR AREA : 134.4 sq.m. (1447 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	
(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](mailto:interested@cridlands.co.uk)

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