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Arcadia Cottage The Dickredge, Steeple Aston, OX25 4RS **Offers Over £375,000**

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

Originally two cottages, an exquisite period house discreetly tucked away on a small lane leading down to fields, with a lengthy garden, two ample bedrooms, kitchen/ diner, and living room with fireplace. This is one of the very best, beautifully presented throughout, with irresistible character. EPC Rating F, 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 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, London and Birmingham.

Arcadia Cottage was originally two cottages, as evidenced by the two entrances. It is an absolutely stunning property. That's a pretty strong statement, but from the very first impression it is more than justified. All the character features you could wish from a warm, cozy, historic cottage are present. But in addition, the modernity is up to the minute. From the front door, the walk through is a visual treat. Stone floors and beams are the first impression, with the little nuances of a historic building drawing the eye in every quarter. That's the inside. Outside is a surprisingly lengthy garden, landscaped to maximise the space and create a use for each part. Really, we cannot find a fault.

Walking through the double five bar gate across the cobbled path, you enter via the second door. This comes into a kitchen that immediately strikes you as large and extremely attractive. There's a stone floor beneath your feet, to the left a large brick fireplace - currently stuffed with logs as it's an ideal store - and above your head are beams. Rarely for a cottage, this dining space is light and airy, with more than enough room for a table and chairs. The unit to the rear is bespoke, with a wood work top matching the kitchen units - this may be available under separate negotiation. And on the right is the main kitchen space. This has been cleverly designed including a peninsula that contains the dishwasher, cooker and hob, allowing the chef to talk to the guests! In front of the window is the sink, and there are also further store cupboards and units, including a large under-stair cupboard.

Through the next door is the living room. Here there is much charm, focused upon the fireplace that contains a clever fire, part enclosed by steel sides with a hood on top, which directs heat into the room but keeps the ash contained. Timber lintels remain in place above doors and windows, an appealing feature, and the view down the garden is pure charm.

At the rear of the kitchen, the stairs with their traditional timber treads rise away to a landing that exudes warmth and history with its timber purlin overhead. The bathroom is as beautifully fitted as the kitchen with carefully chosen, classic white units, and even a chrome cistern pipe, all provide a feeling of good design and quality. The shower over the bath is thermostatic, and it is surrounded by simple, elegant travertine tiling. By contrast, the basin is modern but sat on a timber vanity - a clever touch. This serves two bedrooms.

The main bedroom is, as the living room below it, a surprisingly large space. Its fireplace still exists, and windows to two sides throw light across the space. The view across the garden and down the hill, far-reaching right across fields and the valley beyond is even better than what you see from the ground floor. The second bedroom is also a generous size, complete with another fireplace, and that same lovely view. But in addition the elevated ceiling and timber purlins accentuate the feeling of space in what is already an ample room.

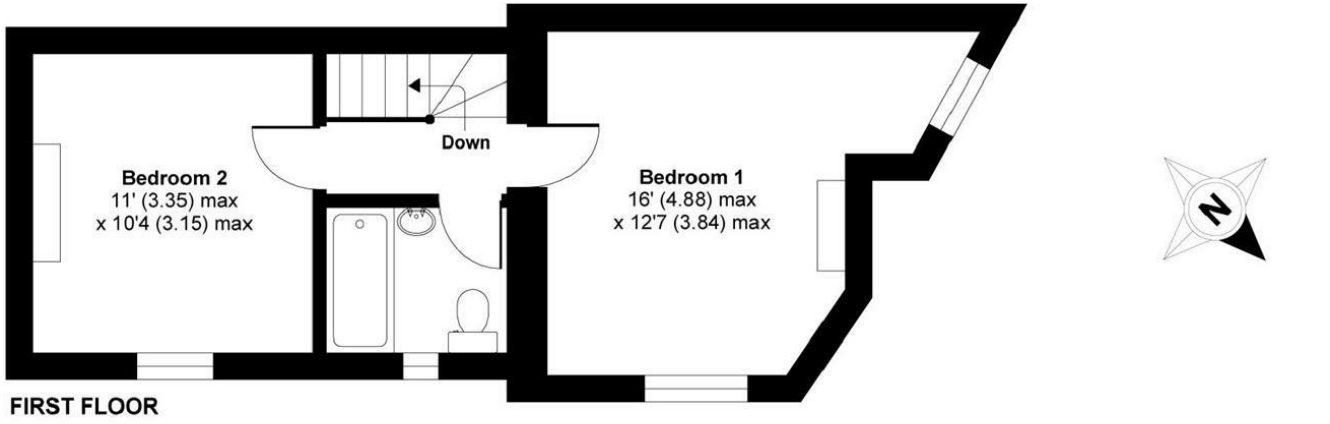
Outside, the garden is very private, and cleverly designed to ensure you spend the most time in it. At the bottom of the garden is a terrace specifically designed for dining. A raised seating area has also been created, under which is a log store for the fire. This is the most sociable space, it would be impossible not to want to entertain friends here! Up the couple of steps is the lawn, kept beautifully and flanked by various trees and a planter which make the overall ambience extremely relaxed and inviting. Immediately behind the house, a shed is fitted adjacent to the cobbles. The whole is enclosed by a wall to the outside, fencing and a gate, making it potentially a safe and secure space for dogs or children alike.

Mains water, gas, electricity
Cherwell District Council
Council tax band D
£2,218.45 p.a. 2023/24

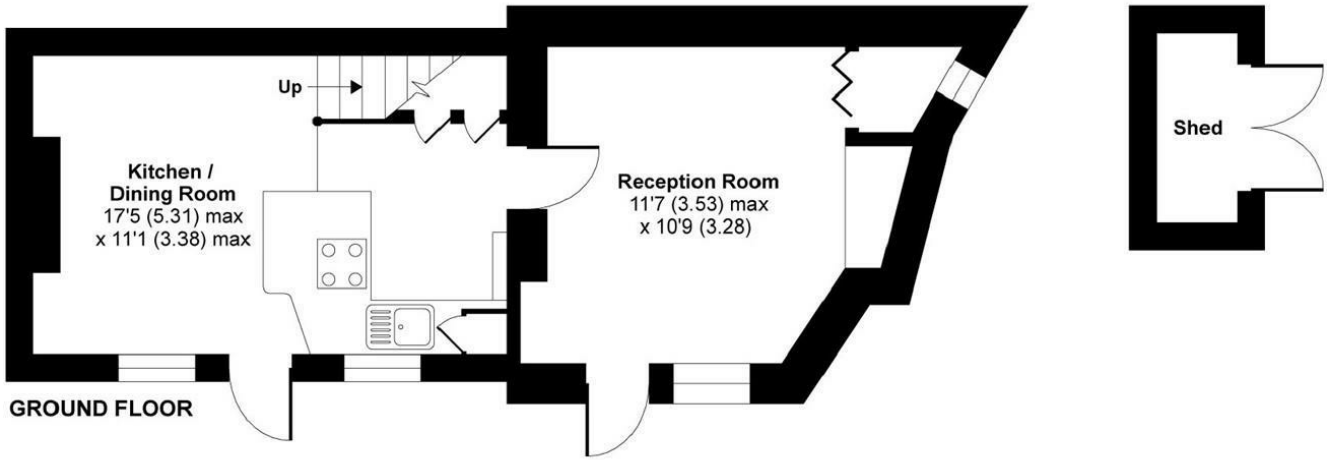
- Achingly charming village cottage
- Living room with fireplace
- Lovely, long garden
- Great light throughout
- 2 double bedrooms
- Village with shop, pub, school
- Beams and flagstones
- Bright and airy kitchen
- Wonderful field walks

The Dickredge, Steeple Aston, Bicester, OX25

APPROX. GROSS INTERNAL FLOOR AREA 715 SQ FT 66.4 SQ METRES (EXCLUDES OUTBUILDING)



FIRST FLOOR



GROUND FLOOR

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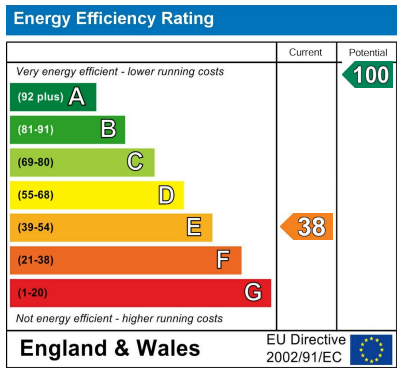

to discuss this property or to arrange a viewing please call, or drop us a line
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