



South Side, Steeple Aston, OX25 4RT

Offers Over £475,000

Just too gorgeous for words - the prettiest facade, behind which is a surprisingly large and practical house.

Offering extraordinary living space (c.1,400 sq ft) as well as a large and beautiful garden with stone outbuilding/office plus parking, a delightful period cottage sitting on a lane in a lovely village with many amenities and great access to Oxford and London.

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 bellringing, football and cricket. Designated a conservation area in 1988, the village is set in glorious surroundings with the river Cherwell running through the valley, situated 8 miles away from the luxurious Soho Farmhouse. And not forgetting that it is also well placed for commuting, you really are spoilt for choice with options by road or rail to Oxford (17m), Banbury (10m), London (47 mins from Bicester North) and Birmingham.

For a lot of buyers, it isn't the number of bedrooms that's crucial for them, it's the size of the living space, a really spacious but also manageable garden, and somewhere of their own to park. Tamarisk Cottage does all of this with alacrity, and adds to that list a stone outbuilding that could be used as an outside office or studio, which especially in these times is a major plus. And the location is one of the best; a road of pretty houses just a couple of minutes walk from a lovely pub and a good shop/ PO, all barely two miles from a main line station running to Paddington. The last time we found a house offering similar was 2016, so it really is a rare find.

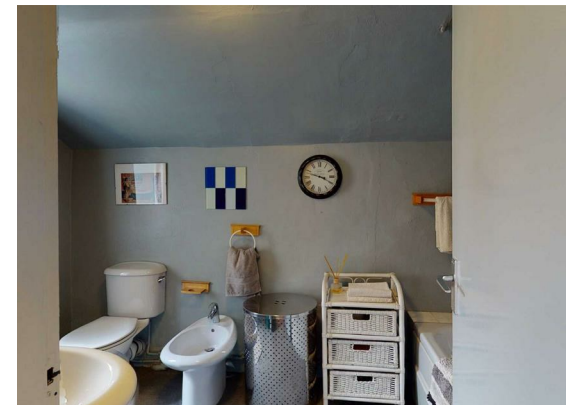
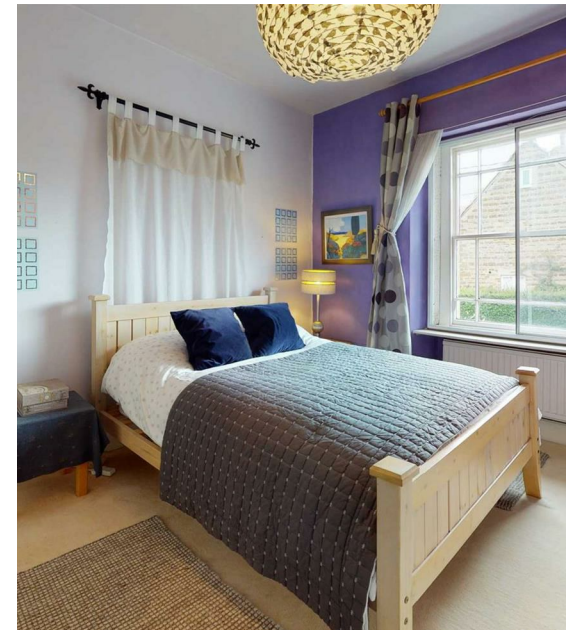
Walking through the front door, the stairs rise away ahead of you in classic Victorian fashion. To the left, the first of three receptions sets the tone for this entire house. A large light and well proportioned room, it feels even larger than it is due to the tall ceiling height, and pleasingly there is still an open fireplace present. To the rear a door opens to a stairwell that leads down into the main living area. The same theme of tall ceilings pervades, with a pair of linked receptions that provide absolutely wonderful space, extending to around 22 feet long and culminating in a window seat at the front from which to enjoy the open fireplace. The room widens at the rear, a very useful asset as it ensures there's really significant space for a dining table and chairs with ample floor space remaining for dresser etc - especially perfect for downsizers not wanting to shed all their precious furniture! To the left a door leads down into a large cellar offering considerable storage space. And from this lobby, a door leads out of the house towards the garden. At the rear of the dining area, the kitchen is adjacent, fitted with a suite of units round two sides and opening into a large pantry cupboard as well as a downstairs cloak room. Finishing off the downstairs is a useful rear hall where boots etc are kept next to a door leading to the terrace and garden beyond.

Upstairs is equally interesting. To the left of the landing the first of two perfectly proportioned bedrooms is a significant size, with large store cupboards fitted to both alcoves either side of the fireplace. A couple of steps down from the door to the rear take to a landing that accesses a good sized bathroom, and next door to it a really large airing cupboard is also fitted with plumbing for a washing machine. Opposite, two steps lead up to the second bedroom which is also generous catered for with a deep store cupboard above the stairwell.

Regardless of how much we like the practicality of the inside of the house, for us it's the outside that really sells it. A lovely terraced area behind the house provides a serenely quiet and secluded setting to enjoy the morning sun as it faces south east. To one side is a greenhouse and to the other the stone outbuilding offers an immediately practical office space as it's glazed and fitted with power already. Beyond, the garden opens up dramatically. This main area is delightful. Enclosed mainly with hedges, it features various gorgeous borders with a dizzying array and diversity of plants, set in a very soft and natural fashion amidst a large area of lawn. To the rear there is also an immaculate summer house perfect for enjoying a view of the garden in any weather. The parking is accessed via a gate to the left rear, from a driveway that this house does not own but has permanent right of access across. Currently there is one parking space but it would be very easy to expand the parking without compromising the garden to any significant degree. In summary, it offers the perfect mix of usability and prettiness, a real rarity.

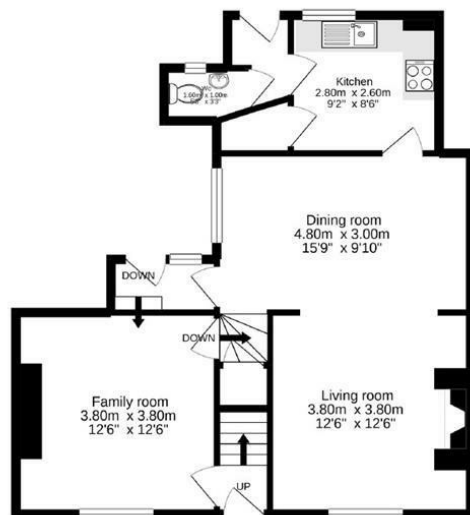
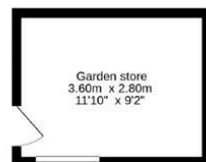
Mains water, gas, electric
Cherwell District Council
Council tax band E
C.£2,413 p.a. 2020/21

- Wonderful, large living space
- Two ample bedrooms
- Large cellar
- Alluring landscaped garden
- Kitchen plus utility
- Off road parking
- Three receptions & outbuilding
- Bathroom plus cloak

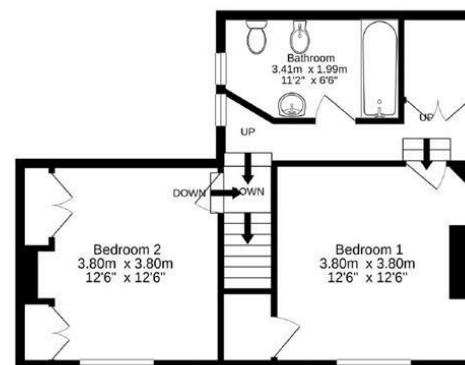




Ground floor
69.2 sq.m. (745 sq.ft.) approx.



1st floor
45.2 sq.m. (486 sq.ft.) approx.



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TOTAL FLOOR AREA : 128.8 sq.m. (1386 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		
(92 plus) A		92
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	48	
(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

01869 343600

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