





The Cottage South Side, Steeple Aston, OX25 4RR

Offers Over £350,000

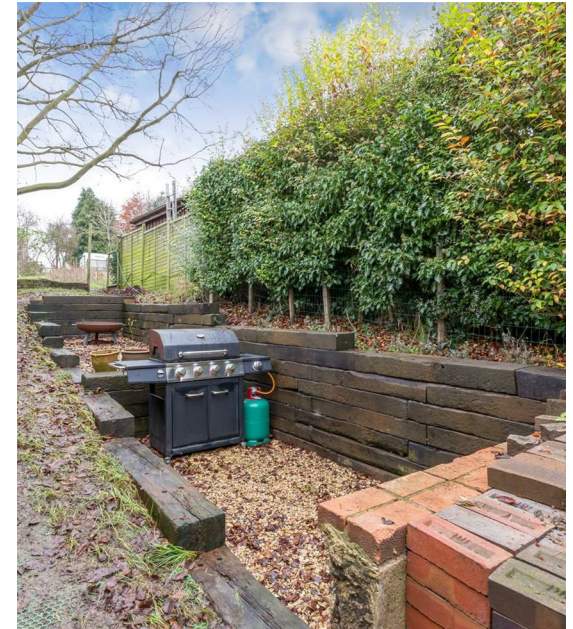
This cottage has everything you need - space, light, great condition, and an outside the envy of any gardener!

Charming and roomy 1895 cottage packed with character & sitting back from the lane in a village with great amenities. Two good sized double bedrooms & two receptions with fireplaces, plus lengthy garden backing onto pastureland. Recently modernised from windows to heating to kitchen & bathroom.

Steeple Aston is an ancient settlement with roots going back to Roman times, maybe earlier. The village has its own shop and Post Office (barely a 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. We think it's one of the most rewarding villages to live in locally.

The Cottage is a thoroughly charming and surprisingly roomy two bed house sitting on the side of a village lane. It has particularly good natural light, avoiding one of the most common disadvantages of the average cottage, with large windows in each room. When our clients purchased it, the house had been owned by the same chap for many years and as he had become more infirm it had in turn become very tired. Our clients have made great efforts to modernise it without making any compromises in keeping the charm - in fact, the improvements have, if anything, made it feel even more characterful. And with the long garden that backs onto fields, and parking off road to the front, it's very much the complete package.

- Lovely period cottage
- Dining room linked open-plan
- Modern bathroom
- Beams, window seats
- Two double bedrooms
- Lovely, lengthy garden
- Living room with fireplace
- Bright, airy, refitted kitchen
- Village with shop/PO, school



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The house is accessed via a side door to the right hand side. This opens into a pleasant living room with a lovely exposed wood floor, delightfully patinated. The two windows at the front face the lane, and feature window seats from which to enjoy the peaceful view. Overhead there are attractive beams and the central focus is a very pretty open fireplace. To the rear the wall has been partially knocked through to the second reception, creating two openings, and currently the vendors use the second aperture as a very useful place to store all the firewood. Beyond, the dining room is another good sized and well-proportioned room, with another fireplace, either side of which are alcoves fitted with shelves, and the window at the rear looks out towards the lengthy garden. And the floor underfoot is oak block parquet, a rich colour and lovely patina.

Past the rear lobby the kitchen, up a couple of steps, is a bright and spacious with a large rear window that looks up across the whole garden. It's a lovely, calm and bright space fitted with a very good quality suite of cupboards, work surfaces, a range cooker and even a Belfast sink. The stable door out to the garden is a fun touch, too, perfect for keeping the dogs in/ out while also letting in the fresh air!

Upstairs, both bedrooms are a great size. The larger is double aspect hence really light, with wardrobes built in to one side providing masses of good storage, and the front window gives an elevated and pretty view across the tops of the roofs opposite. At the rear the smaller is still a really roomy double, with the outlook across the garden. Serving the pair, the bathroom has been comprehensively updated very recently - although be aware the bath finishing trim wasn't quite done when we visited, this will be done before sale! The suite is timeless, with the various attractive finishing touches ranging from Victorian style tiling to laminated oak flooring, even a vanity unit topped with a thick timber work surface hosting a stylish ceramic basin. And the airing cupboard to one side is a very good size.

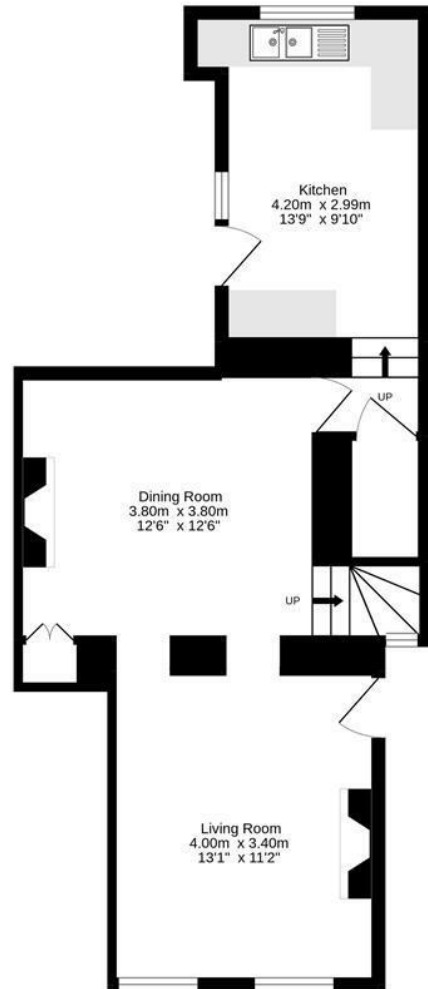
Outside, to the front a low planter bed is stocked with a pretty array of shrubs and flowers. The access down the right hand side to the entrance door is brick paved. At the rear behind the house is a paved area alongside which steps rise to the main garden, and here there's a railway sleeper-framed area created for barbeques. The garden widens as it passes the end of next door's garden to the right, almost doubling in size and becoming a large and lengthy lawn that is very attractive, flanked by a number of trees and shrubs. Various planter frames have been created to the right near the end, and beyond this further trees separate the garden from the private land behind, which is open pasture stretching away to the horizon.

Mains water, gas, electricity
Cherwell District Council
Council tax band D
£2,014-14 p.a. 2021/22

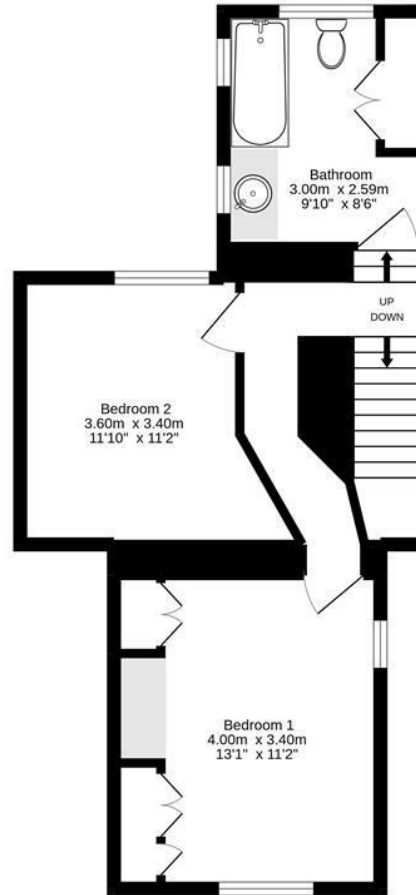




Ground Floor
42.1 sq.m. (453 sq.ft.) approx.



1st Floor
39.3 sq.m. (423 sq.ft.) approx.



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TOTAL FLOOR AREA : 81.4 sq.m. (876 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	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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interested@cridlands.co.uk

01869 343600

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