





A fine family house with the added benefit of a garden office, in a village well regarded by many.

A pretty & well presented four bed modern detached stone cottage set in a lovely village with shop/PO, pub and a very well respected school. Main bedroom with dressing room & ensuite, two receptions, kitchen & utility, good parking & garage, plus a lovely garden with home office. 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 (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 bus, 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.

Lawrence Fields is built on land formerly owned by The Old Forge, hence the name comes from one of the wheelwrights, Lawrence Field. It's a small and peaceful development, with a pleasant mix of stone and brick houses that feel natural and comfy in their surroundings. Number 7 in particular is tucked away on a culdesac of just two houses, hence there is almost no passing traffic. It's smart facade with a traditional stone porch is inviting, and once inside it offers bright accommodation with a good flow. But in addition, the rear garden is larger than many and also includes a timber outside office that's a very useful addition. With no chain, it's a very attractive and easy purchase.

The main door brings you into a light porch, which is open to the hallway behind, with the stairs rising dead ahead of you. To the right the living room is a lovely, bright space focused in on a fireplace currently fitted with a gas fire. At c.16 feet in length it's as practical as it is attractive. And windows front and rear it's bright and welcoming, with the pair at the rear being French windows that open onto a pretty terrace.

- Lovely modern stone cottage
- Kitchen & utility
- Family bathroom & cloak
- Bright living room
- Four bedrooms
- Garage and ample parking
- Separate living room
- Ensuite & dressing room
- Pretty garden with office



7 Lawrence Fields, Steeple Aston, OX25 4SX

Guide Price £500,000

Back across the hall, the dining room is well proportioned and light, with a quiet outlook over the frontage. The oak laminate floor that runs through the hallway and living room also continues here, creating the pleasing ambience of a more traditional house. At the rear the kitchen offers a range of wall and base units that run around three sides. The timber doors contrast pleasingly with a lighter work top which also helps to maximise the natural light. And underfoot the floor changes here to a more hard-wearing ceramic tile. Next door is a utility room with another sink plus plenty of extra storage cupboards, in addition to which there's plumbing for a washing machine and separate dryer. It's ideal as a laundry room but in addition the door to the garden beyond means this room lends itself perfectly to a dog's lobby! And completing downstairs is a cloak room. NB, if a more open-plan kitchen and dining area were required, we see no reason why the two rooms could not be combined, resulting in a large and modern family space - please ask if you need assistance in assessing the costs/complexities of this.

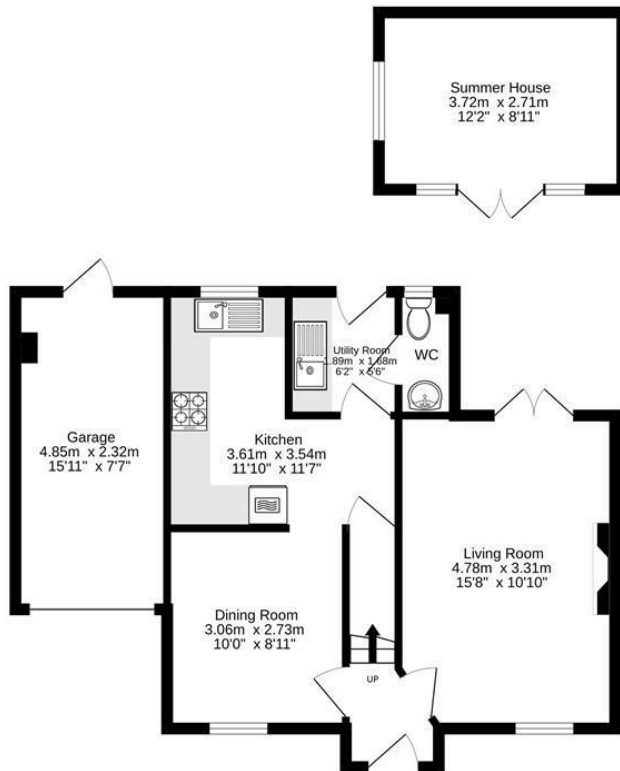
Heading upstairs, there are four bedrooms. The main suite is particularly unusual and interesting. A spacious double bedroom comes equipped with a range of wardrobes and general storage. Alongside, there is a very useful dressing area as well as an ensuite shower room. Potentially, dressing room and bedroom could be combined to create a much larger space – or just enjoy the rarity! Bed two is another pleasant and well proportioned double. Two further bedrooms are smaller, equally useful as child's rooms or great studies. And serving all is a bathroom finished in a similar style to the en-suite.

Outside, the mix of block paving and tarmac provide a broad parking area, ample for three cars with ease, in front of a garage integrated within the house. A gate to the side offers access through to the rear garden. This is surprisingly large, mainly laid to lawn with flowerbeds to the edges. The terrace behind the house is a peaceful sitting spot, deep behind the living room and running the full width of the house. A central path leads past further planted beds to a hard standing at the rear upon which a large and very smart garden office is fitted. Glazed across the front, it's just as easily a wonderful place to work from, or a handy extra living space - music lovers, artists or book worms will equally find solace here! Power is also connected, hence it can easily turn its hands to any manner of uses. Thick timber sleepers form the edging round the terrace, a pretty touch, and off to the left a generous deck provides yet more seating, with a small shed nestling in the corner.

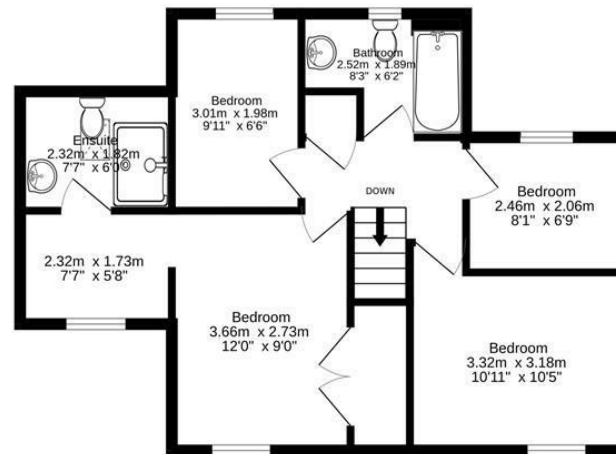




Ground Floor
62.7 sq.m. (675 sq.ft.) approx.



1st Floor
49.8 sq.m. (536 sq.ft.) approx.



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TOTAL FLOOR AREA : 112.5 sq.m. (1211 sq.ft.) approx.

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Material Information QR Code:



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(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
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