









4 Home Farm Lane, Middle Aston, OX25 5PR

Offers Over £400,000

**Offering much of what you would look for in a cottage with none of the shortcomings! Lovely order, practical, well designed - and what a view!**

Set on a small lane in the serene village of Middle Aston amid rolling countryside, a smart stone cottage presented in great order throughout. Well-planned & bright, the house also enjoys a stunning view across open fields behind. 3 beds, en-suite, open fire, garage & parking. Lovely.

Middle Aston might need some looking up for those who don't know it! Tucked away amid some delectable countryside, it is a small hamlet that albeit dating back 1,000 years or more has remained totally unspoilt. This is a place to live for those who want peace, space and light, with countryside walks in abundance and scenery to die for. And yet it's also very practical, with its sister village of Steeple Aston, containing many amenities, less than a mile away; plus both Bicester and Banbury sit just 10 miles distant. If you've never heard of Middle Aston this might be the right time to visit!

Home Farm Lane is a delightful development of just five modern cottages constructed of stone in the traditional style. Even compared with the special feeling of calm and serenity that Middle Aston provides, these houses feel peaceful and wonderfully relaxed. The design is intelligent too, with a wonderful flow to the rooms that maximises the natural light as well as ensuring every square inch is practical and easy to use. In some respects it provides much of the character the average modern house does not, with the practicality an older cottage cannot match - the perfect mix!

- Great condition throughout
- Main bed with en-suite
- Garage and parking
- Bright, roomy living spaces
- Two further bedrooms
- Lovely garden
- Ample kitchen/ diner
- Bathroom & cloak room
- Splendid valley views



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The front door sits beneath a pretty, open porch. This enters into a practical, and light, inner hallway with a large store cupboard on the left adjacent to the stairs and another underneath them. The cloak room is also placed to the left, presented in excellent order and very roomy as it extends round the rear of the store cupboard - hence it provides excellent space for coat racks, boot store etc. Opposite, the living room is delightfully roomy and well proportioned, with great natural light from windows to front and rear. And, as you would hope in a cottage, there is an open fireplace. Another door to the rear leads you through to the kitchen (also accessed from the hall direct if you wish to close off one of the doors). This is a great space, amply fitted with a generous range of kitchen units around three sides, with apertures for washing machine, dishwasher etc in addition to providing enough prep space for even the most enthusiastic chef. But, as much as anything, there is masses of room for a large table and chairs. This is important as it enables the living room to remain just that, without the need to double as a dining room - a shortcoming of many cottages. And to the rear. a pair of glazed doors lead out to the terrace and garden.

Of the hallway the stairs rise, turning halfway up, slender timber handrails contrasting nicely with the white spindles beneath. The landing leads to all rooms, and above it there is a hatch to a good sized loft. At the rear, the main bedroom is delightful. A large window to the rear offers a view over the garden and the fields beyond that we could gaze at all day. And the room itself is well proportioned, with great storage efficiency as one entire wall is fitted with a generous range of wardrobes and cupboards. Next door, the en-suite is stylishly refitted with a modern suite, all very well planned and attractive, including a shower. Two further bedrooms are also doubles of good proportions, and the eaves surrounding dormer windows give both a real feeling of character. Serving all, the bathroom is fitted with a classic suite with heritage-style sanitary ware, and the style is timeless.

Outside, to the front the house sits back behind a broad lane that only leads to these few properties, hence it is brilliant for children to play in safety. A lawned frontage is crossed by a flat stone path to the front door. At the rear, a terrace immediately behind the house runs the full width, a perfect place to catch the sun as the garden faces South East. And as it's a good length there is sun in the garden all day. A stretch of lawn runs the majority of the space punctuated by a raised portion to the right abutted by a low stone edge. It's securely fenced in on both sides, culminating in a stone wall at the end. The oil tank for the central heating is hidden to the rear, and off to the right a gate leads to a rear walkway that runs out to the garages. "Our" garage is the nearest in the small block, with a pitched roof above hence there is masses of opportunity for storage above the main area if you desire. Parking is generous with two main spaces in addition to the garage, and more space to the front of the house when needed.

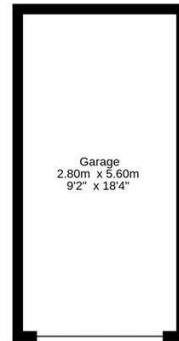
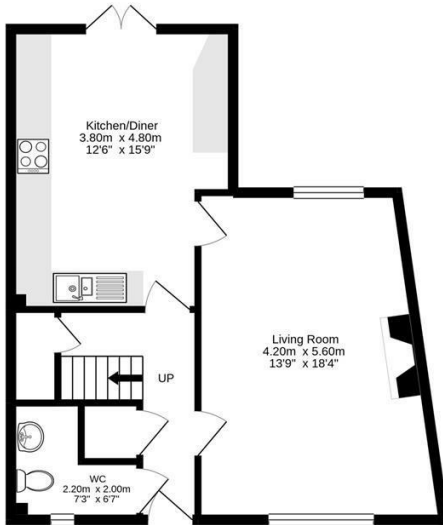




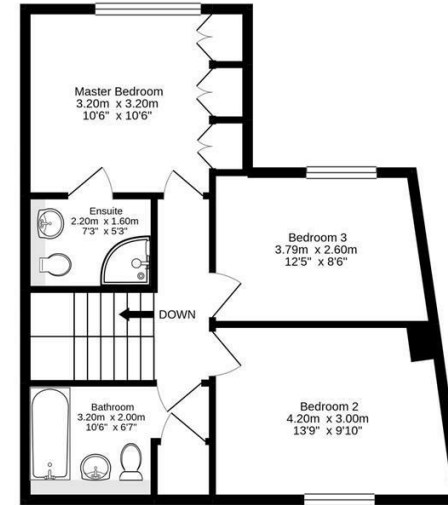




**Ground Floor**  
64.7 sq.m. (696 sq.ft.) approx.



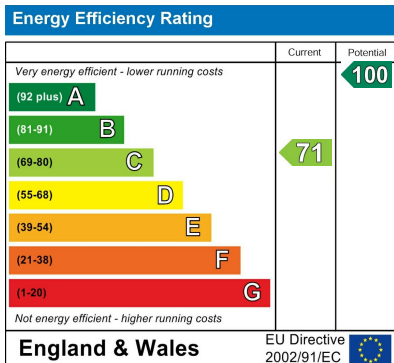
**1st Floor**  
49.6 sq.m. (534 sq.ft.) approx.



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**TOTAL FLOOR AREA : 114.3 sq.m. (1230 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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to discuss this property or to arrange a viewing please call, or drop us a line

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