



The Sheiling, Church Lane, Aston
Oxfordshire, Offers in Excess of £800,000

Waymark

Church Lane, Bampton OX18 2DY

Oxfordshire

Freehold

Stunning Detached Family Home | Four Spacious Double Bedrooms | Two Reception Rooms And Office Area | Including Bespoke Open Plan Kitchen/Diner/Family Room | Sitting Room With Wood Burner | Two Modern Bathrooms | Gated Driveway Parking For Circa Four Vehicles | Garage | Beautiful & Private Landscaped Garden & Courtyard Area | Popular And Sought After Village Location

Description

A fantastic opportunity to purchase this stunning, bespoke four bedroom detached family home, which is located in the heart of the sought after village of Aston and close by to all amenities the village offers. The property also benefits from two reception rooms including an amazing open plan living space, two modern bathrooms, gated driveway parking, garage and beautiful landscaped gardens.

The property has been extended and modernised by the current owners and now comprises; Entrance hall, downstairs w/c, utility area with access out to courtyard garden, pantry, spacious and bespoke open plan kitchen/diner/family room complete with two sets of French doors which access both the courtyard garden and main rear garden, sitting room with bay window and wood burner, modern wet room shower room, hallway and three spacious and light bedrooms, large landing/office area with built-in storage, Master bedroom suite with modern en-suite bathroom, walk-in wardrobe and dressing room with built-in storage.

Outside there is a gated gravel driveway which leads up to the integrated single garage which provides plenty of off-street parking. There is then a private courtyard area complete with pergola as well as a larger main garden which has been beautifully landscaped and is mainly laid to lawn along with well stocked flower borders and two paved patio areas which are perfect for outside dining and entertaining.

There are also a couple of storage sheds as well as outside power to garden.

The property is freehold and is connected to mains gas, electricity, and drainage. This property must be viewed to be fully appreciated.

Location

Aston is a beautiful and highly regarded village situated in the Cotswolds with local amenities including a local shop, Aston Pottery with coffee shop, pub, and primary school. Aston is circa four miles South of Witney, and the village of Bampton is a short distance away and has much to offer and good transport links to Witney and beyond.

Viewing Information

By appointment only please.

Local Authority

West Oxfordshire District Council

Tax Band: E



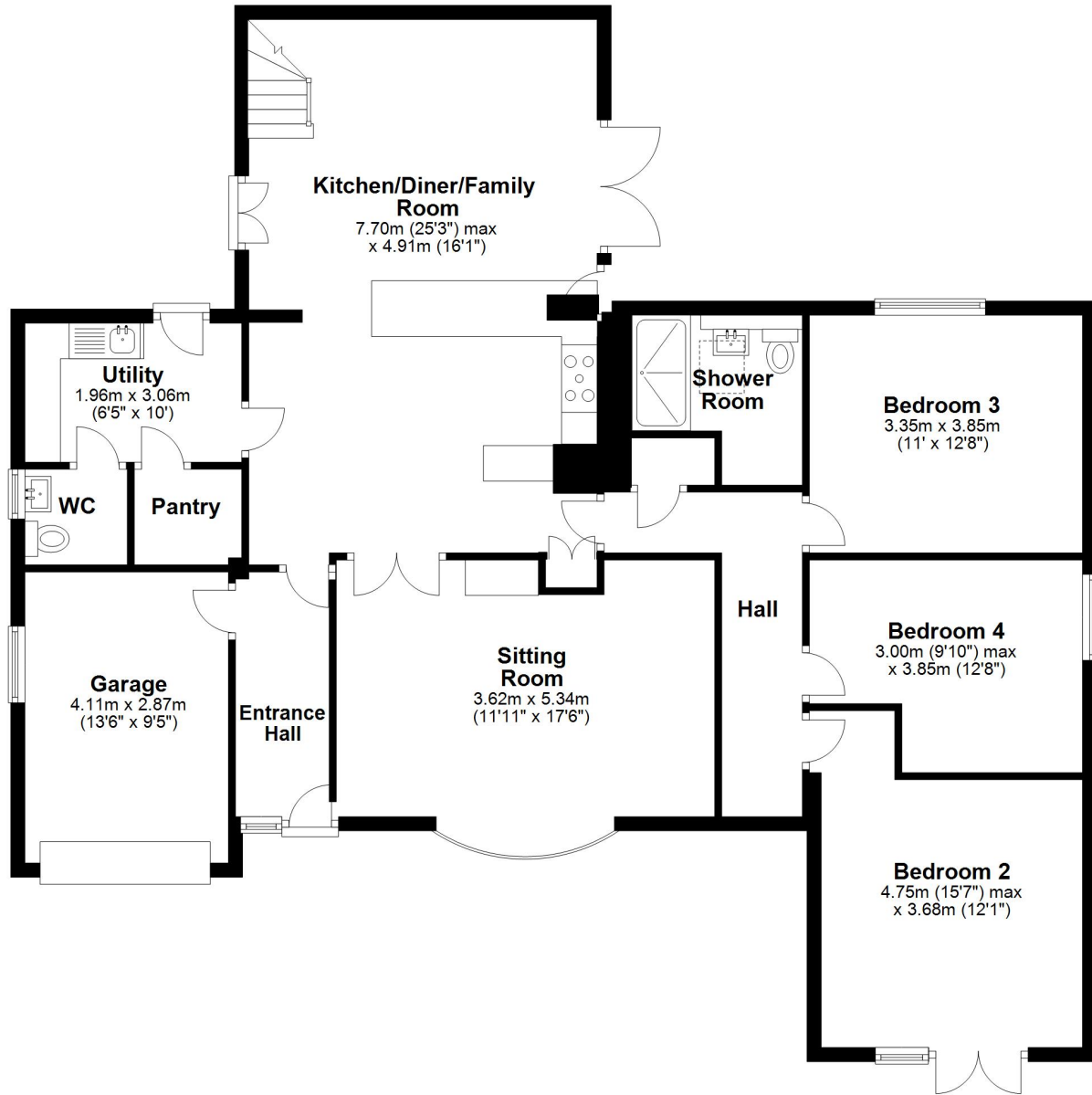
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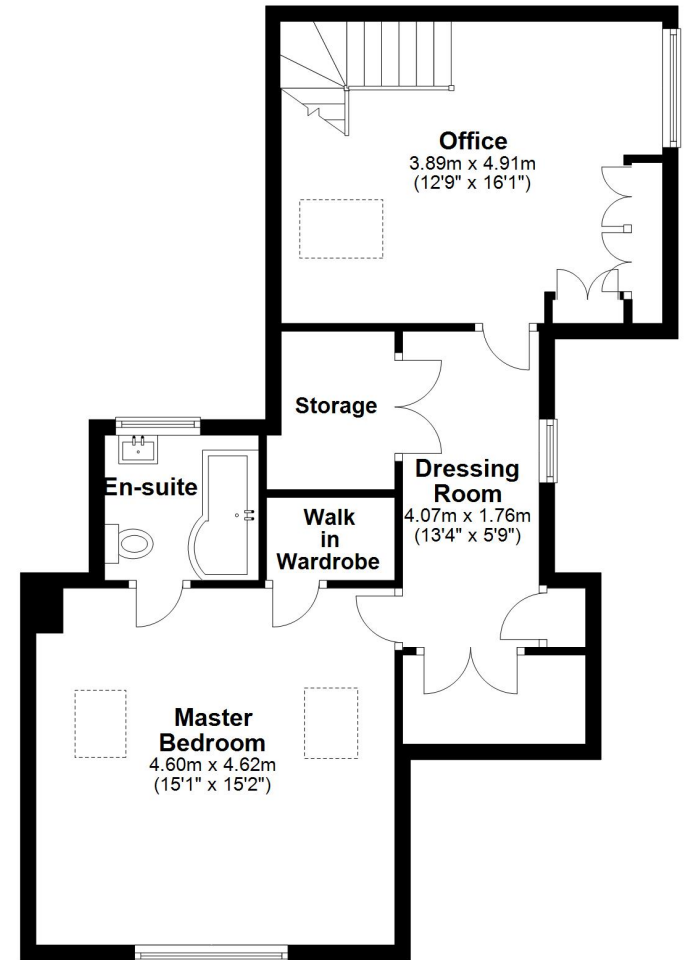
Ground Floor

Approx. 139.7 sq. metres (1503.8 sq. feet)



First Floor

Approx. 61.2 sq. metres (658.8 sq. feet)



Total area: approx. 200.9 sq. metres (2162.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.
Plan produced using PlanUp.

Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They do not form part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact.

