



Middle Aston,
Oxfordshire

Middle Aston, Oxfordshire.

A very well presented three-bedroom village property, with a garage and parking, in an exceptional position with far reaching countryside views.

Middle Aston is a hamlet situated between the villages of North Aston and Steeple Aston and is ideally placed for country pursuits like walking and cycling. Nearby Deddington has a number of shops and other establishments, including; a local butcher, florists, delicatessen, a Co-Op with local Post Office, as well as several highly respected local pubs. Each month the village also plays host to the Deddington Farmers' Market selling locally sourced produce.

The village is within striking distance of the excellent private schools on offer in Oxfordshire. The subject property falls within the catchment area of Dr Radcliffe's Church of England primary school in Steeple Aston and The Warriner secondary school in Bloxham.

Just a short walk away from property is a hidden gem, The Hatchery; a local wellness hub with a cafe, art studio, hairdressers, Pilates studio and gym. A wonderful facility to have within the village.





The Property Briefly Comprises of:

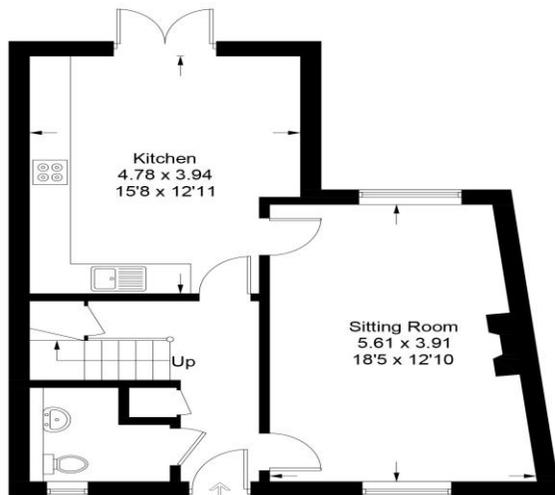
- Entrance Hall
- Cloakroom
- Spacious Kitchen Diner
- Dual Aspect Sitting Room
- Master Bedroom with En-suite Shower Room
- Two Further Double Bedrooms
- Family Bathroom
- Enclosed Landscaped Rear Garden
- Countryside Views
- Single Garage and Parking.

Guide Price: £475,000

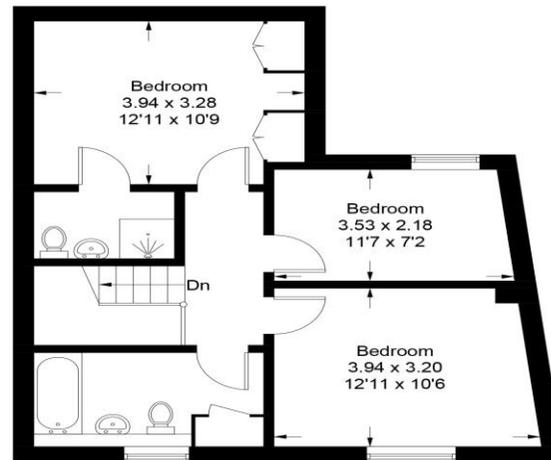




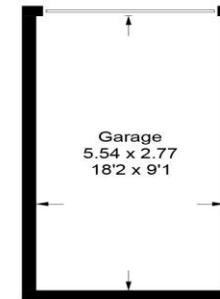
Approximate Gross Internal Area = 103.3 sq m / 1112 sq ft
 Garage = 15.3 sq m / 165 sq ft
 Total = 118.6 sq m / 1277 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1171564)

Local Authority:
Cherwell District Council

Council Tax Band: D

(Subject to change after completion)

Tenure: Freehold

Distances

- Bicester c.11 miles
- Banbury c. 9 miles
- Chipping Norton c. 13 miles
- Oxford c. 17 miles
- Birmingham c. 60 miles
- London c. 72 miles
- M40 J10 c. 6 miles
- London via Bicester North, c. 1 hour
- Oxford to London Paddington c.59 minutes

Mark David
ESTATE AGENTS
Sales • Lettings • Management

Market House, Market Place, Deddington, Oxfordshire
 OX15 0SB
 Tel: 01869 338898
 Email: deddington@mark-david.co.uk
www.mark-david.co.uk

Important Notice

Mark David Estate Agents for themselves and their clients give notice that:-

1. They are not authorised to make or give representation or warranty in relation to this property, either on their own behalf or on behalf of the Seller. They assume no responsibility for any statement made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. 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.
3. All areas, measurements or distances are approximate. The particulars are intended for guidance only and are not necessarily comprehensive. A wide angle lens may have been used in photography. Mark David Estate Agents have not tested appliances or services and it should not be assumed that the property has all necessary planning, building regulation and other consents. Buyers must satisfy themselves with the property by inspection or otherwise.
4. Reference to any mechanical or electrical equipment does not constitute a representation that such equipment is capable of fulfilling its function and prospective Buyers must make their own enquiries.
5. They have no responsibility for any expenses or costs incurred by prospective Buyers in inspecting properties which have been sold, let or withdrawn. Applicants are advised to contact the Agent to check availability and any other information of particular importance to them, prior to inspecting the property, particularly if traveling some distance.

