



Steeple Aston,
Bicester, Oxfordshire

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A rarely available 'Chocolate Box' two-bedroom detached cottage, full of charm and character, situated on a quiet lane within the village conservation area.

This delightful home offers two double bedrooms, off-street parking, and an attractive cottage garden. Planning permission is already in place for a two-storey extension, allowing for the addition of a third bedroom, en-suite shower room, and further living space.

Steeple Aston is a sought after village boasting a Village Store and Post Office, The Red Lion Public House and Dr Radcliffe's CE Primary School, which is a converter academy and is a member of the Oxford Diocesan Schools Trust. Country walks can also be enjoyed within the neighbouring fields. Heyford Station is within a 4 minute drive and has trains commuting to Oxford, London and Birmingham.





The Property Briefly Comprises of:

- Detached Cottage
- Entrance Hall
- Sitting Room
- Kitchen/Dining Room
- Two Double Bedrooms
- Family Bathroom
- Own Driveway
- Enclosed & Private Rear Garden
- Gas Central Heating
- Double Glazed Windows
- Character Features
- Planning Permission for Two Storey Rear Extension



Guide Price: £465,000



Approximate Gross Internal Area 776 sq ft – 72 sq m
 Ground Floor Area 400 sq ft – 37 sq m
 First Floor Area 376 sq ft – 35 sq m



Local Authority: Cherwell District Council

Council Tax Band: D

(Subject to change after completion)

Tenure: Freehold

Distances

Bicester c. 8 miles
 Banbury c. 10 miles
 Chipping Norton c. 11 miles
 Oxford c. 15 miles
 Birmingham c. 61 miles
 London c. 68 miles
 M40 J10 c. 8 miles

Buyers Purchase Fee:

Please note that buyers are required to pay a Purchase Fee of £300 (inc. of VAT) to Mark David on offer acceptance, to process a new transaction.

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