



Church Farm Court, Aston

Breckon & Breckon
EST. 1847

4 Church Farm Court

Aston OX18 2BS

Church Farm Court enjoys a truly wonderful village location and this immaculate family home offers generous accommodation filled with natural light with an interior that effortlessly blends a contemporary look with a warm and welcoming feel. The light and airy central reception hall with oak flooring provides access to all ground floor reception rooms and the stunning kitchen/breakfast room renovated in 2021 is fitted with a comprehensive range of units, integrated appliances, Kettle hot and cold filter tap, marbled quartz worktops and limestone flooring. The stainless steel range induction cooker was installed in 2021. The dual-aspect sitting room overlooks the courtyard garden and the cloakroom plus utility complete the fabulous ground floor picture. To the first floor there are three double bedrooms and two shower rooms enjoying a superb, high-spec finish.

Outside, the property is approached along a private shared drive to a carport with one space outside the fence. Delightful, landscaped gardens sit to the front with a part-walled courtyard garden to the side which is a sun trap ideal for alfresco dining. To the rear are two small timber stores.

Guide Price: £675,000

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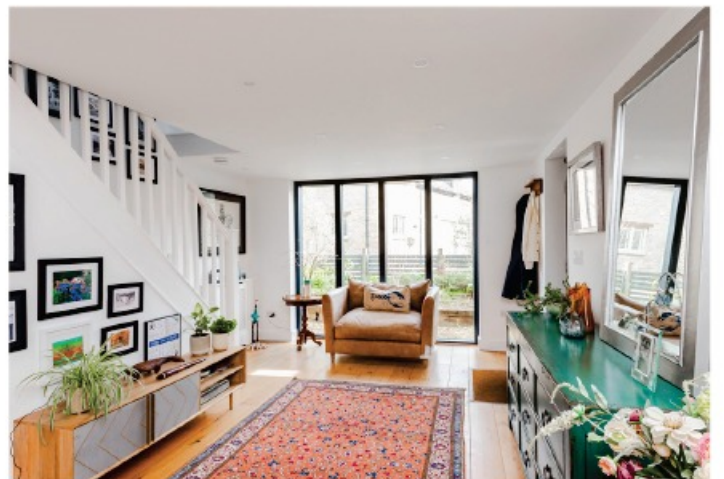
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Private
Courtyard



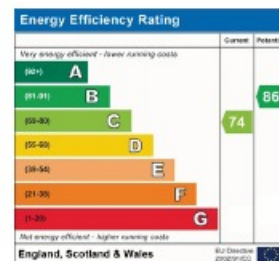




Council Tax:
Band E - £2,400

Parking
Driveway & open bay garage

Local Authority
West Oxfordshire
District Council

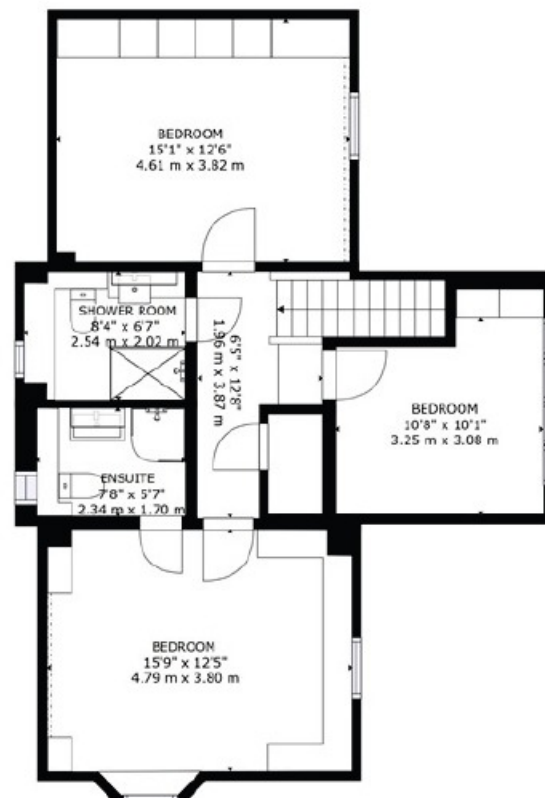
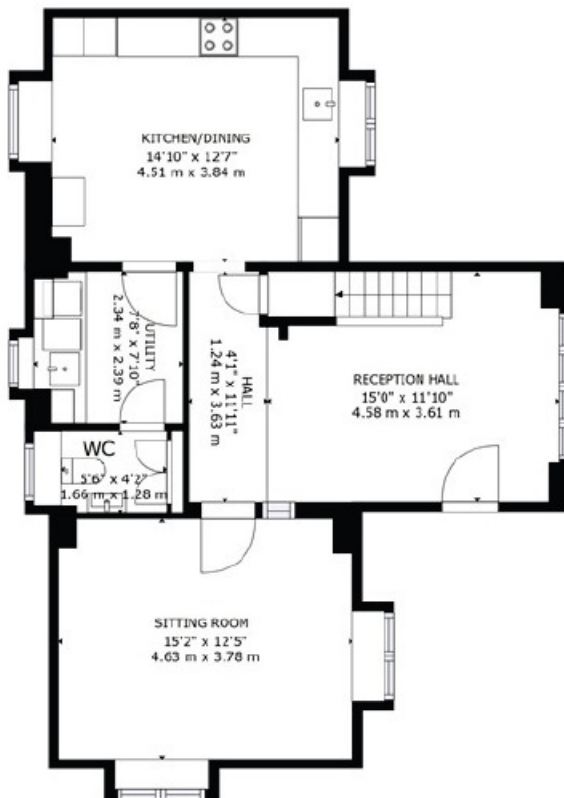


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“Agent's comment”

This wonderful home is nestled in the heart of Aston which offers the opportunity of village life at its very best yet just a short drive will take you to the bustling village of Bampton or Witney with its wide range of amenities.

Presented in excellent condition throughout, stunning homes of this nature are seldom seen on the open market and an appointment to view is highly recommended to fully appreciate the location and superb finish.



GROSS INTERNAL AREA
 FLOOR 1: 747 sq. ft, 69 m², FLOOR 2: 717 sq. ft, 67 m²
 EXCLUDED AREAS: , REDUCED HEADROOM BELOW 1.5M: 18 sq. ft, 2 m²
 TOTAL: 1464 sq. ft, 136 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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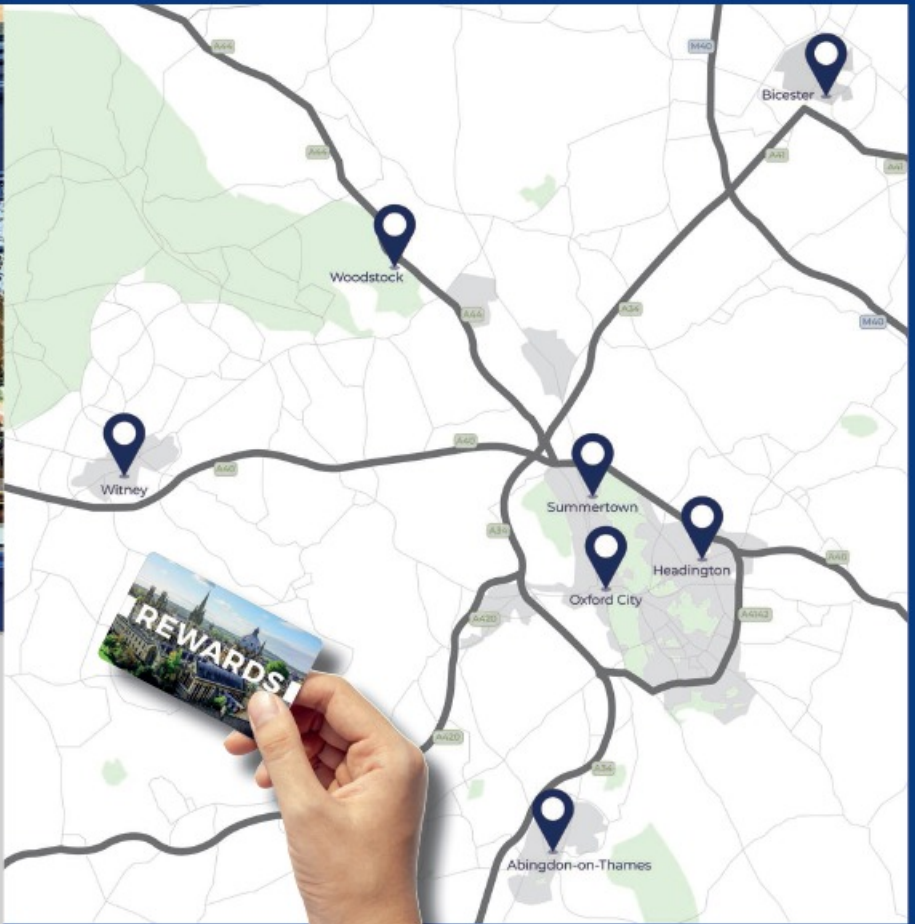
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FROM LEFT: Alexander Chappell, Julia Briggs, Sarah Thomas, Madison Peedell, John Bouwer



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