

# CHESTNUT HOUSE

HAM LANE  
ASTON OX18 2DE

# Chestnut House, Ham Lane

Aston OX18 2DE

Chestnut House is a delightful family home located in the very desirable village of Aston. Nicely positioned along a peaceful lane enjoying paddock views to the rear, an appointment to view is highly recommended. Offering scope for some modernisation and extension (stpp) the spacious accommodation offers a kitchen/dining room to the rear with good size utility off and cloakroom. The good size sitting room has a feature fireplace and doors to the garden. To the first floor there are four bedrooms and bathroom with white suite.

Ample driveway parking and garage with light and power are to the front. The mature, rear garden is a good size and affords a good degree of privacy with a lovely, open outlook beyond the boundary.

Aston is a pretty village just four miles south of Witney and this super family home is just a short walk to the village centre and excellent primary school. The village boasts the famous Aston Pottery and further facilities include a repair garage, St James Church, Baptist Church and The Red Lion public house. A large recreational field and play area houses the village hall which hosts a number of community groups.



4



1



1



Generous

**Guide Price: £575,000**











**Council Tax:**  
Band E - £2,639.30

**Parking**  
Driveway parking & garage

**Local Authority**  
West Oxfordshire  
District Council

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	65	78
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - Higher running costs			
England, Scotland & Wales			

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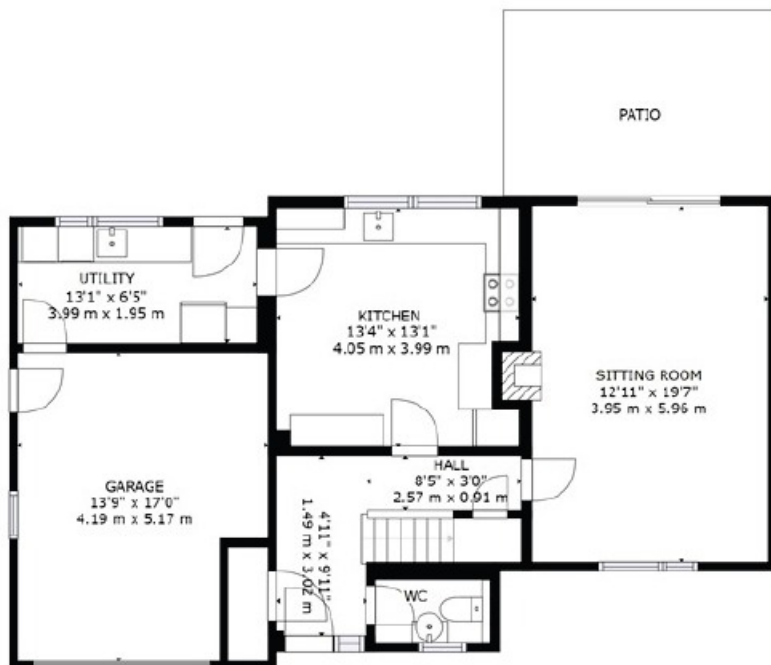


# “Agent's comment”

*This super family home has been in the same ownership for many years, has been well cared for and offers huge potential for the new owner to put their own stamp on.*

*The well-tended gardens provide a safe space with lawn and patio area ideal for alfresco dining. The whole property is complemented further by the open outlook across paddock lane.*

*Aston enjoys all the trappings of village living but is just 2 miles from the bustling village of Bampton and 5 miles from all the amenities Witney has to offer.*



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1: 696 sq. ft. 64 m<sup>2</sup>, FLOOR 2: 524 sq. ft. 49 m<sup>2</sup>  
 EXCLUDED AREAS: GARAGE: 215 sq. ft. 20 m<sup>2</sup>  
 TOTAL: 1210 sq. ft. 112 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





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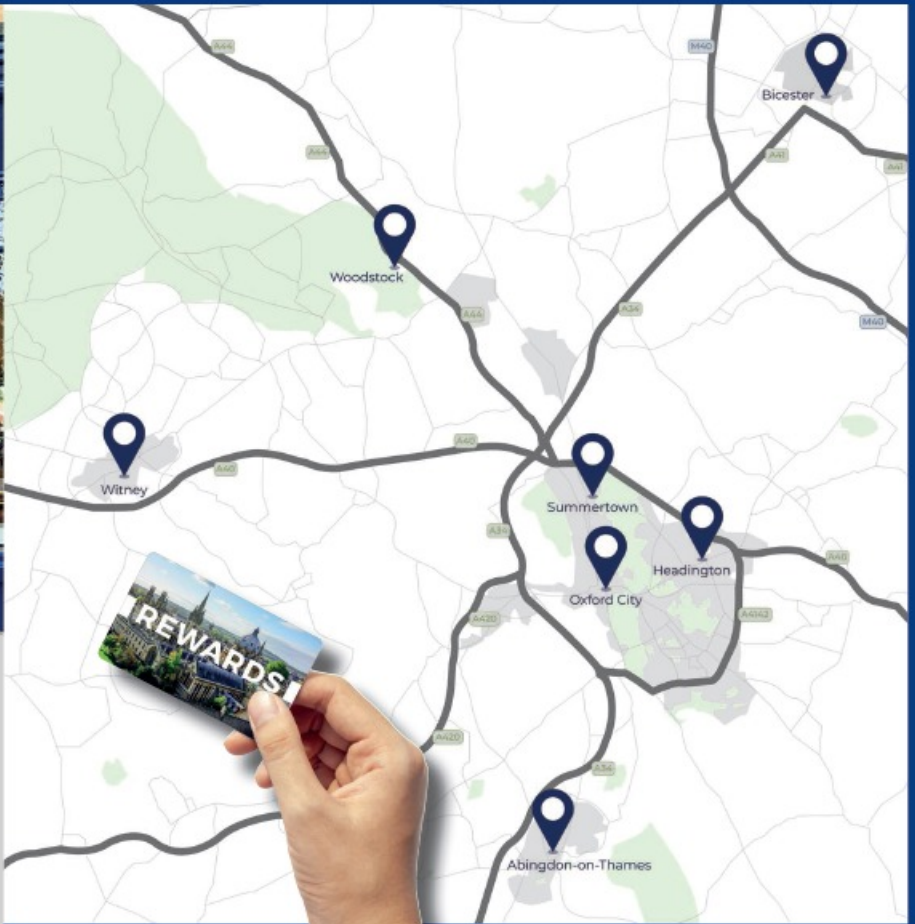
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Witney  
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e: witney@breckon.co.uk



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



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