



High Street, Aston



# 4 High Street

Aston OX18 2BY

## £450,000

Guide Price



Aston is a pretty village just four miles south of Witney and this super family home enjoys a quiet position just a short walk to the village centre and primary school. Built in 2015 this attractive cottage style property is presented in superb order throughout and offers spacious accommodation set across two floors.

The main entrance is to the side and this opens into a good size hall with useful utility/cloakroom just off. The fabulous, contemporary fitted kitchen/breakfast is fitted with a wide range of units including built-in oven, hob and Butler sink. The sitting room has an inset electric stove with hearth, attractive tiles and beam over which gives a cosy feel to this light-filled room. The kitchen has a breakfast bar and the sitting room offers plenty of space for a table and chairs. The first floor offers three bedrooms and two modern bathrooms.

To the rear is a delightful, landscaped garden with lawn and seating areas providing an ideal space for alfresco dining/entertaining. The whole is fully enclosed and planted with a host of flowers and shrubs.

### Agent's Comment

*"A fine opportunity to enjoy country living in this thriving village yet its just a short drive to wider amenities in either Bampton or Witney"*



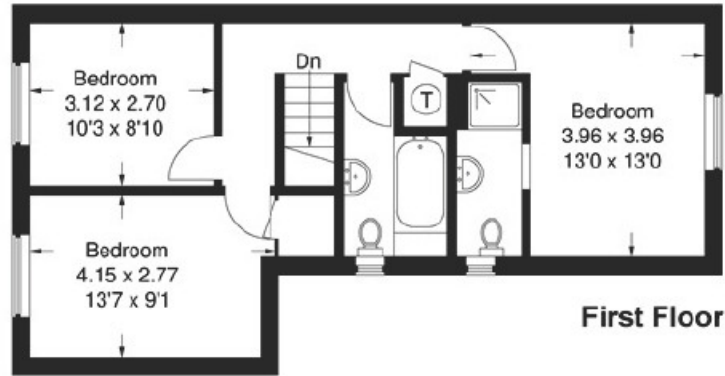
 Fully Enclosed



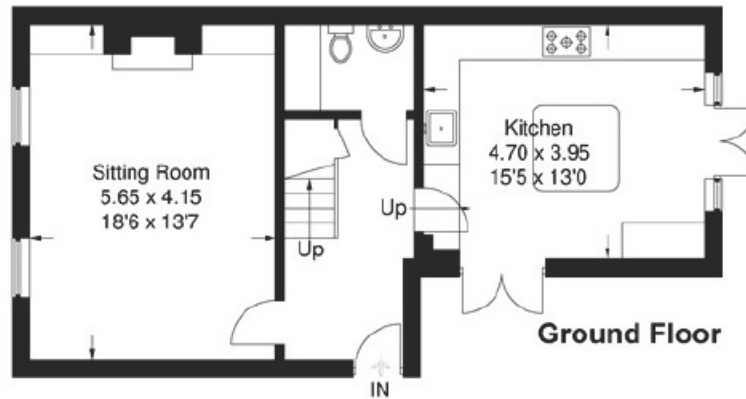




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**First Floor**



**Ground Floor**

Approximate Gross Internal Area  
 Ground Floor = 56.2 sq m / 605 sq ft  
 First Floor = 51.6 sq m / 555 sq ft  
 Total = 107.8 sq m / 1,160 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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**Breckon & Breckon**  
 est. 1947

Witney

01993 776 775

10 Market Square

Witney, Oxfordshire

OX28 6BB

witney@breckon.co.uk

breckon.co.uk



**Oxford city centre**

Tel: 01865 244735 (sales)  
 Tel: 01865 201111 (letting)

**Headington**

Tel: 01865 750200 (sales)  
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Tel: 01993 776775 (sales)  
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**Council Tax Band:**

Band D  
 £1,159

**Local Authority:**

West Oxfordshire  
 District Council

