



POUND FIELD ROAD, ASTON, OX18 2FR

KEY FEATURES

Impressive Detached Home with 5 Double Bedrooms

Extensive Accommodation
2582 SQ FT / 240m²

Lounge
21'9" x 14'2"

Kitchen / Family Room
24'3" x 16'2"

Utility Room

Principal Bedroom
19'3" x 24'9"

2 x En-Suites
and Family Bathroom

Well stocked Gardens
and Summer House

Double Garage



OVERVIEW

An extensive practical layout is featured in this Detached Family Home. Completed just 18 months ago it is located in the select Hawthorns Development.



INTERIOR

Well presented throughout the Accommodation offers Cloakroom, Walk-in Cloak Cupboard, Study, Living Room with Casement Doors to Rear Garden, Kitchen/Family Room 24'3" x 16'2" also with Casement doors, Integrated Appliances and Island, Utility with additional fitted Cabinets and External Door to Garden.

On the First Floor is a Galleried Landing with 2 Cupboards one housing Hot Water Cylinder and slatted Shelving, the other with useful storage Shelves.

An enlarged Trap Door gives access to part boarded Loft with Light and Folding Ladder.

The Principal Bedroom is extremely versatile (19'3" x 24'9") with Built In Wardrobes and En-Suite and the Second Bedroom also offers Built In Wardrobes and En-Suite.

There are 3 further Double Bedrooms and a Family Bathroom with Bath and separate Shower Cubicle.

OVERVIEW

We recommend early inspection to appreciate the many features by Appointment with Sole Agents



EXTERIOR

Double Garage with range of Base and Wall Cabinets plus Work Top, Light Power and two Up and Over Doors.

Parking on Brick Paviers adjacent to Conservation Land. Open Plan Gardens to Front and Side with Gate to: Rear Garden – Landscaped to include extensive Patio and Lawn. Shaped Edges to Borders, well stocked with Evergreens, young Silver Birch and Shrubs plus Climbers to Trellis.

Path leading to Summerhouse set on raised decking with Light and Power.
Further storage to Side of House with Garden Shed.

This fine Home is Freehold with Mains Gas, Electricity and Drainage, designed for ease of Maintenance and credited with an EPC Grade B in recognition. There is a Management Company responsible for maintaining Communal Grounds. Annual Service charge for Oct 22-Oct 23 is £198.76

DECLARATION

The Joint owner of this Property is Proprietor of Oxfordshire Estates





VIRTUAL TOUR
available on our website
www.oxest.co.uk

2582 SQ. FT.

240M²



5 Bedrooms

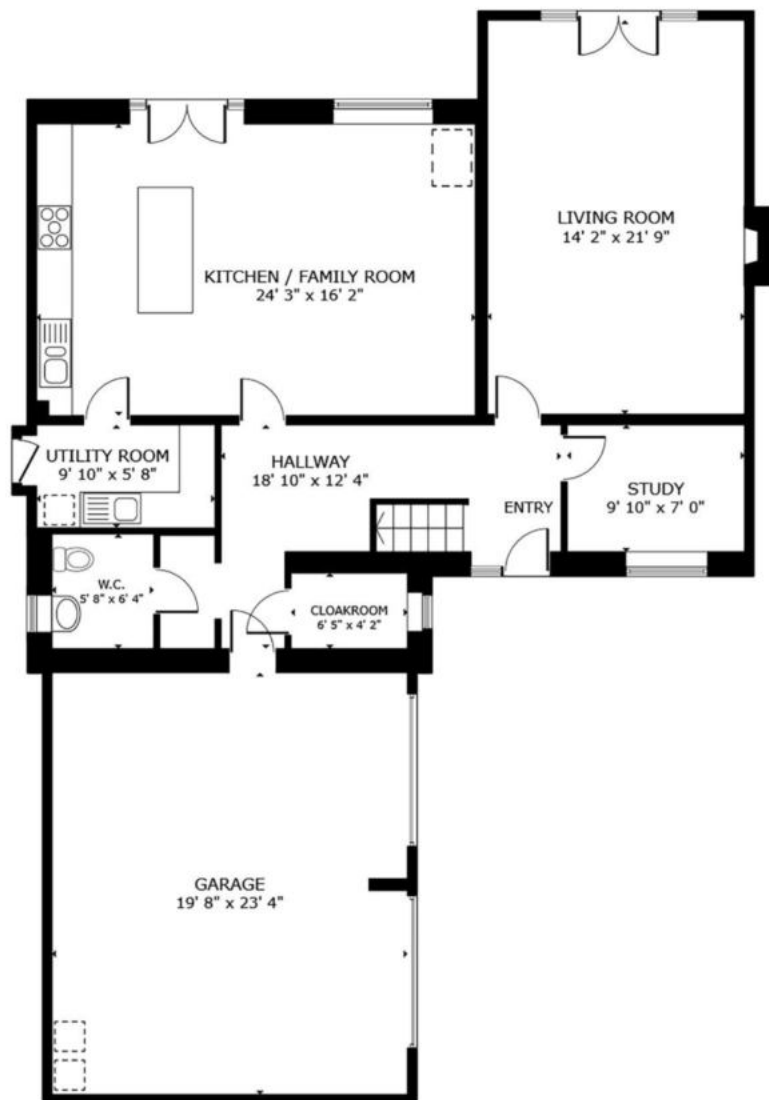


3 Bathrooms

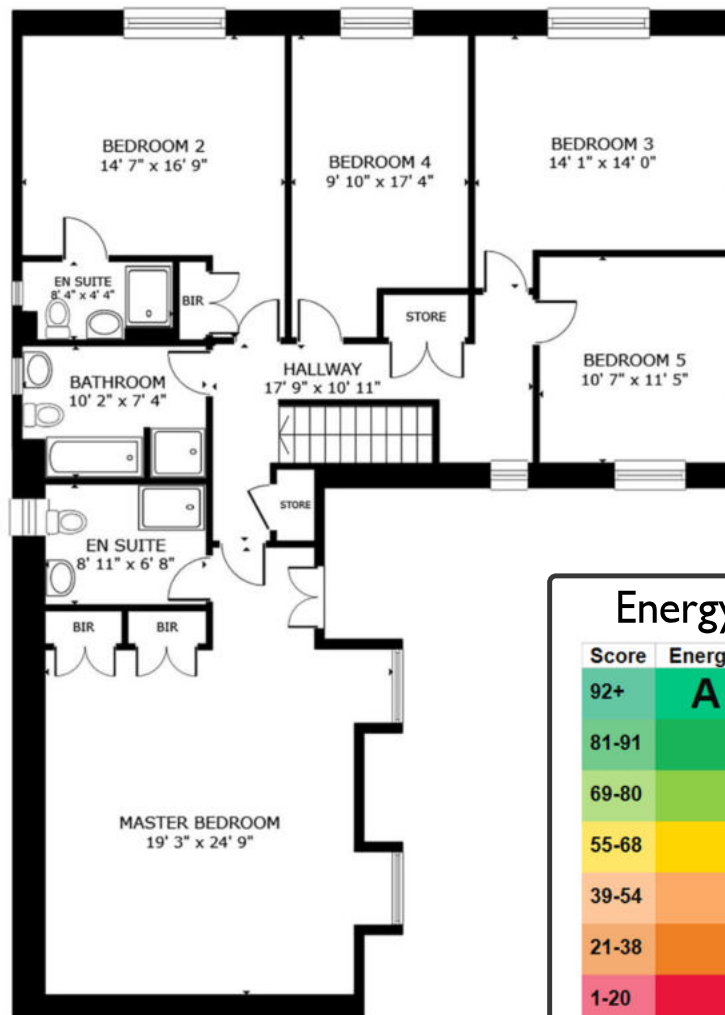


Detached

FLOORPLAN & EPC



GROUND FLOOR



FLOOR 1

GROSS INTERNAL AREA
 GROUND FLOOR 1,160 sq.ft. FLOOR 1 1,421 sq.ft.
 EXCLUDED AREAS : GARAGE 459 sq.ft.
 TOTAL : 2,582 sq.ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



WITNEY 4.5 MILES

6 MILES CARTERTON

ABINGDON 13 MILES

19 MILES OXFORD

LOCALITY



16 POUND FIELD ROAD, ASTON, BAMPTON, OXFORDSHIRE, OX18 2FR

Aston is a traditional Cotswold Village featuring Properties of Architectural and Historical Interest. The award-winning Aston Pottery is a particular attraction with Café/Restaurant. Community Shop is well stocked and local amenities include Church and places of Worship, Pub, Primary School and highly popular Playing Fields with Village Hall. There is a Bus Service to Carterton and Witney. The larger Village of Bampton is about 2.5 miles and Witney 6 miles with Access to A40 for Oxford and Cotswolds.

KITCHEN / FAMILY ROOM



KITCHEN / FAMILY ROOM



LOUNGE



MASTER BEDROOM



EN-SUITE



BEDROOM 2



EN-SUITE



BEDROOM 3



BEDROOM 4



BEDROOM 5



GARAGE



HALLWAY



BATHROOM



REAR GARDEN



REAR GARDEN

SUMMER HOUSE

SIDE AREA

