



St James Court, Aston

Breckon & Breckon
EST. 1847

6 St James Court, North Street

Aston OX18 2BF

Located on the edge of this pretty village sits a unique close of just seven properties and this particular family home is beautifully presented with light-filled accommodation across three floors. The stunning open plan high specification kitchen/breakfast room sits to the rear and is a great social/entertaining space overlooking the garden. Fitted with a wide range of units and integrated appliances the kitchen offers an island for breakfast dining, space for a family dining table and additional dresser units. The stunning sitting room has a log burning stove and bi-fold doors to separate from the kitchen for evening relaxing. The cloakroom completes the superb ground floor picture. There are four double bedrooms, two of which have a contemporary fitted ensuite plus fabulous family bathroom over two floors.

Generous outside space sits to the side with a patio adjacent to the dining room, ideal for alfresco dining and an additional seating area to the boundary to maximise the sun throughout the day and evening. A superb home office/studio creates a fantastic space to work. The adjacent paddock and fields beyond enhance this delightful family garden.



4



1



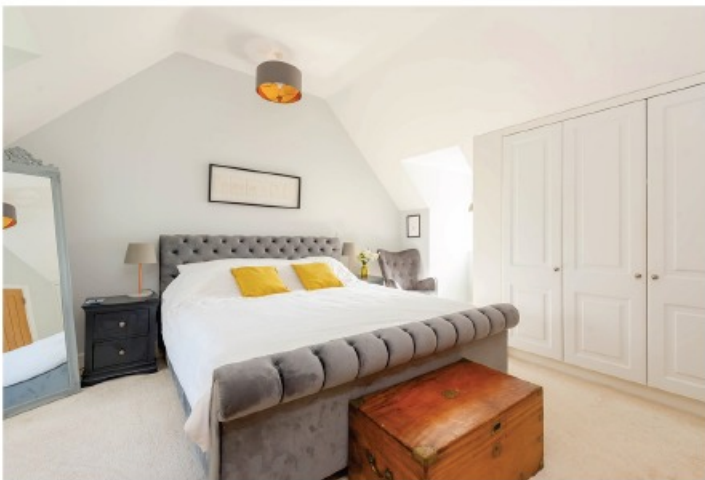
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Generous with view

Guide Price: £675,000







Council Tax:
Band F - £3119.18

Parking
Driveway

Local Authority
West Oxfordshire
District Council

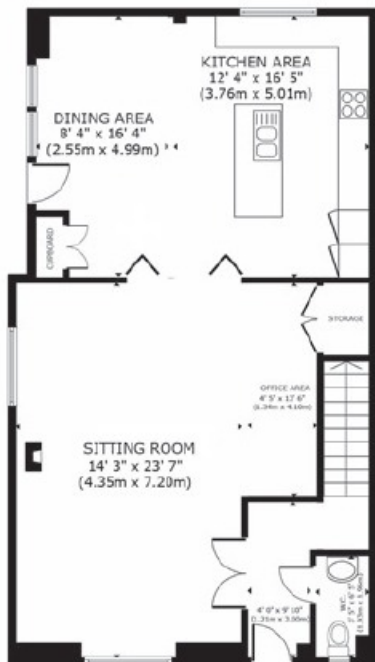
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		99
(81-91)	B		79
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			80

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“Agent's comment”

This wonderful home is nestled close to the heart of Aston which offers the opportunity of village life at its very best yet just a short drive 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.



FLOOR 1



FLOOR 2



FLOOR 3

GROSS INTERNAL AREA
 FLOOR 1: 670 sq.ft. (60.8 sq.m.) | FLOOR 2: 713 sq.ft. (66.2 sq.m.) | FLOOR 3: 370 sq.ft. (34.4 sq.m.)
TOTAL: 1,953 sq.ft. (181.5 sq.m.)
SEIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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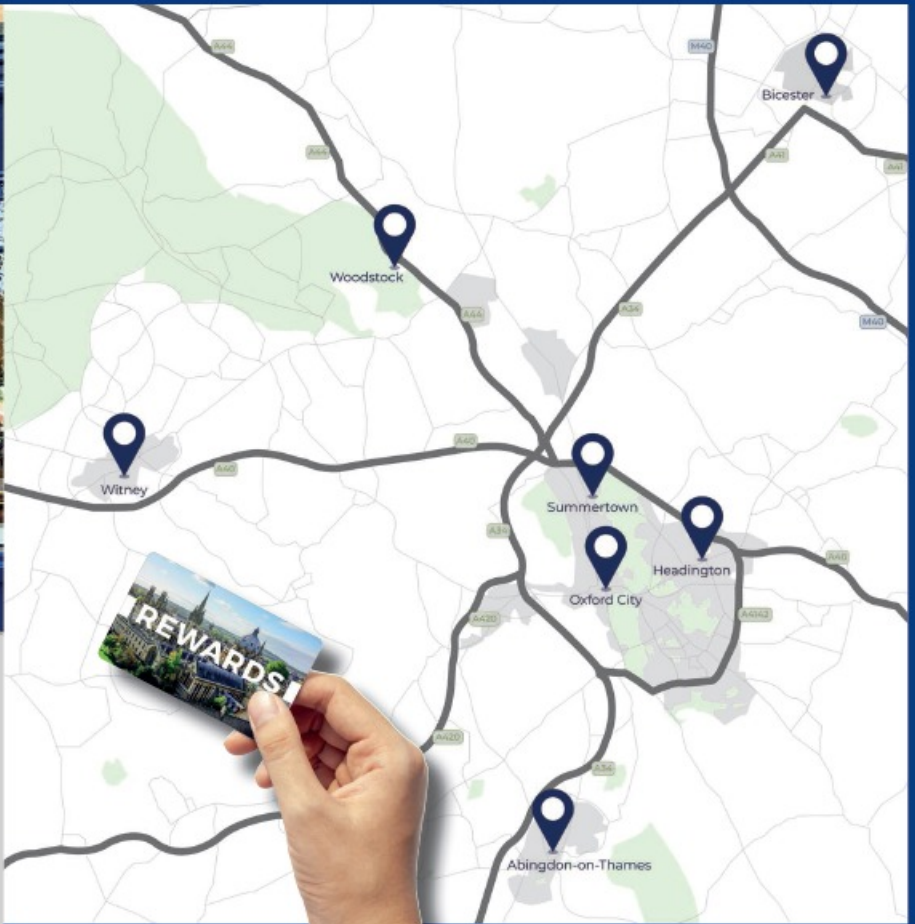
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FROM LEFT: Alexander Chappell, Julia Briggs, Sarah Thomas, Madison Peedell, John Bouwer



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