



Aston Hill House, Aston Hill  
Oxfordshire OX49 5SG

To Let  
£3,500 PCM

**RB** REASTON BROWN

## A Stunning, Large Three Bedroom Detached House With Open Plan Living, Utility Room, Study, Master Bedroom With Shower Room And Off-Road Parking For Several Vehicles, Set In The Chinnor Hills With Far Reaching Views Over The Countryside From Every Room

**Aston Hill House** is a well-designed, spacious light filled three-bedroom detached house set high in the hills with beautiful views over the countryside from every room. Entering the property through a solid oak door into a hallway which is open to the open plan living area, tastefully decorated and currently defined into four areas, two seating area's a dining area and kitchen area. The kitchen island is solid oak, matching the kitchen worktop. Grey matching base and wall units with integrated dishwasher and fridge freezer, eye level double oven and hob with extractor over. Two sets of patio doors from the living area give access to the terrace which runs the width of the building, allowing you to admire the views. An inner hallway accesses the utility room, complete with tumble dryer and washing machine and the large master bedroom complete with patio doors to the terrace and an ensuite with shower and white suite. Rising to the first floor via a turned oak staircase with glass and oak bannisters a hallway gives access to two further double bedrooms each of which have patio door access to the balcony. The family bathroom has a separate shower and a large bath which has been positioned so you can bathe and look out over the countryside, in front of a patio door should you wish to step outside. From the third bedroom is a study area which is a mezzanine floor over the living area. Outside the long, gated driveway sweeps up past a parking area part way up the drive, to the main parking area for several vehicles at the top of the driveway. A patio on two sides allowing gated access to the woodlands (Aston Rowant Nature Reserve) behind, benefitting from extensive gardens. To the right is a lawned area with a raised seating space and leading down from the deck is a large garden with a garden shed. This property has been well designed with many windows to take advantage of the far-reaching views over the picturesque Oxfordshire countryside. A real rural retreat but within minutes of the M40. The property is neutrally decorated with double glazed windows and oak doors throughout. Heated by LPG, underfloor heating downstairs with radiators upstairs.

EPC Rating E Council Tax Band D

### Situation

Aston Hill is located next to the Nature Reserves and just outside of the village of Aston Rowant, which boasts a highly acclaimed primary school and a cricket club. Other facilities are available in Kingston Blount, or the nearby popular market towns of Thame and Watlington. The nearby Grammar schools in High Wycombe and Marlow are serviced by school buses from Stokenchurch at the top of Aston Hill. There are also Comprehensive Schools in Watlington and Thame, serviced by school buses from the Lambert Hotel stop at the bottom of Aston Hill, which has excellent Transport links; M40 junction 6 (5 minutes' drive or 20 minutes on foot). The Oxford 'Tube' runs every 10-15 minutes to Victoria and Oxford, as well as the 24 hour, on the hour service 'Airline' coach to Heathrow and Gatwick. The Chiltern Line train service is available within a short drive to Princes Risborough Train Station with regular services to London Marylebone 34 minutes (fast train).

*The property comprises the following with all dimensions being approximate only.*







All measurements of walls, doors, windows and fitting and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.



*Costs: -*

Holding Deposit 1 week's rent (calculated as monthly rent x 12 ÷ 52)

Rent in advance = One Month's Rent

Deposit 5 week's rent (calculated as monthly rent x 12 ÷ 52 x 5)

*If you provide misleading information on you pre application form or withhold/delay the referencing process, you may forfeit your holding deposit*

*Viewing is Strictly by Appointment through Reaston Brown*

*DIRECTIONS: From our offices in Thame, start out on Upper High Street, turn left onto Park Street (B4445), turn right onto Thame Park Road (signposted Postcombe A4012) Bear right onto Thame Park Road (B4012) at the T Junction turn left onto the A40 signposted Stokenchurch, at the staggered crossroads turn right then immediately left onto the A40 finish on Aston Hill, turning right into the drive.*

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