



15 Waites Close, Aston OX18 2ES

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£425,000

Guide Price



Close to the heart of this desirable village with its popular primary school, this lovely family home is adjacent to open countryside and enjoys a superb far-reaching view from the Juliette balcony in the principal bedroom. The garden office sits to the rear boundary and is a fabulous addition to the inside space. Presented in excellent order throughout this wonderful home offers approx. 1,016 sq ft of living space across two floors with a light and airy sitting room that opens to the garden patio allowing the outside in and an ideal spot for alfresco entertaining. This good sized room offers plenty of space for family relaxing but the double doors that flow through to the kitchen/dining room create a wonderful flow to the property. The kitchen/dining room provides a great open social space with plenty of room for a table and chairs overlooking the garden through doors onto a second seating area. There are three double bedrooms and two contemporary fitted bathrooms to the first floor.

Externally, the south-facing gardens afford a high degree of privacy with an array of plants and lawn, a safe space for children and pets alike. Home office, carport and parking are further attributes.

Agent's Comment

"The sunny aspect and countryside views are an absolute delight, just another wonder this family home has to offer. An appointment to view is essential to fully appreciate"

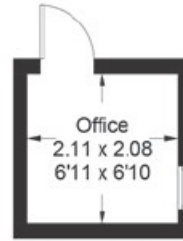




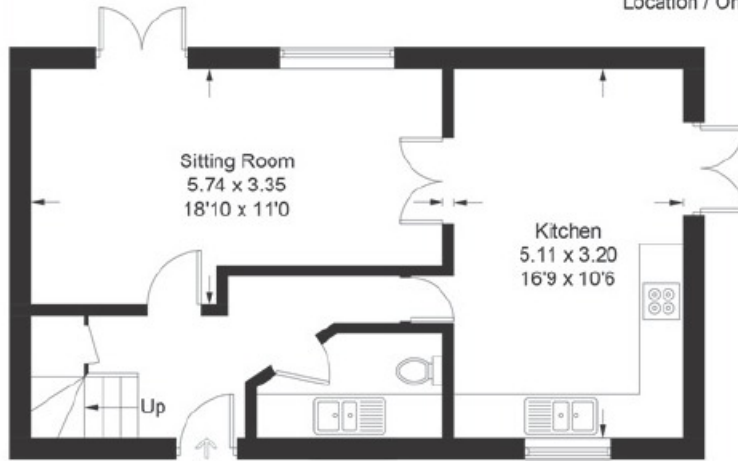
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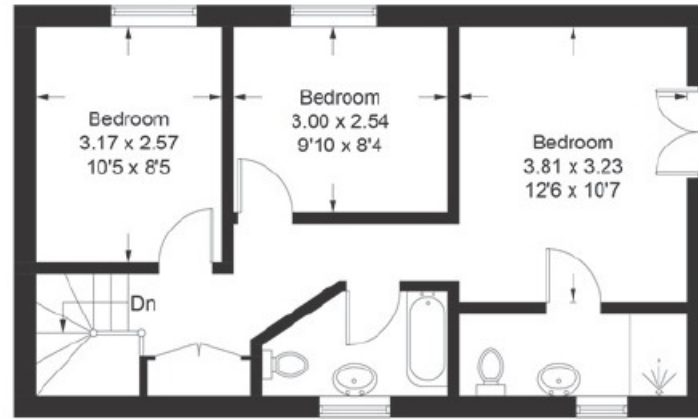
Approximate Gross Internal Area = 94.4 sq m / 1016 sq ft
 Office = 4.4 sq m / 47 sq ft
 Total = 98.8 sq m / 1063 sq ft



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1094291)

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est. 1947

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Council Tax Band:

Band C - £2,012.41

Local Authority:

West Oxfordshire District Council

