

WEST END COTTAGE  
WEST END, ASTON  
OX18 2BX

# West End Cottage

West End, Aston OX18 2BX

Built circa 1700 and steeped in history this attractive Grade II Listed home is close to the heart of this desirable village and is an absolute delight both inside and out. The fabulous accommodation offers approx. 1700 sq ft of living space across three floors and perfectly combines characterful charm and modern home comforts. Period features run throughout the light and airy family space with a delight at every turn including exposed stonework, fireplaces, original beams, wooden floors and doors and an original well in the garden. The well-proportioned accommodation offers a super dining room with fireplace, this in turn flows to the sitting room again with fireplace, a cosy place to relax. An exceptional country kitchen useful utility room and cloakroom complete the ground floor picture. Over two floors there are four bedrooms and two bathrooms.

Externally, the attractive rear garden is bound by stone walling and affords a high degree of privacy and is a fabulous place to enjoy alfresco entertaining. A delightful outdoor space that perfectly complements the exceptional inside space. Gates to private parking, a log store and small stone and brick outbuilding.



Delightful

**Guide Price: £700,000**







**Council Tax:**  
Band E - £3,270.17

**Parking**  
Gated driveway

**Local Authority**  
West Oxfordshire  
District Council

**EPC  
EXEMPT**

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# “Agent's comment”

*This wonderful home is nestled in the heart of Aston which offers the opportunity of village life at its very best yet just a short drive will take you to the bustling village of Bampton or Witney with a wider range of amenities.*

*Individual homes of this nature are seldom seen on the open market and an appointment to view is highly recommended to fully appreciate its charm, space and super location.*



## West End Cottage

Approximate Gross Internal Area = 167.0 sq m / 1801 sq ft  
 Outbuilding = 9.0 sq m / 99 sq ft  
 Total = 176.0 sq m / 1900 sq ft

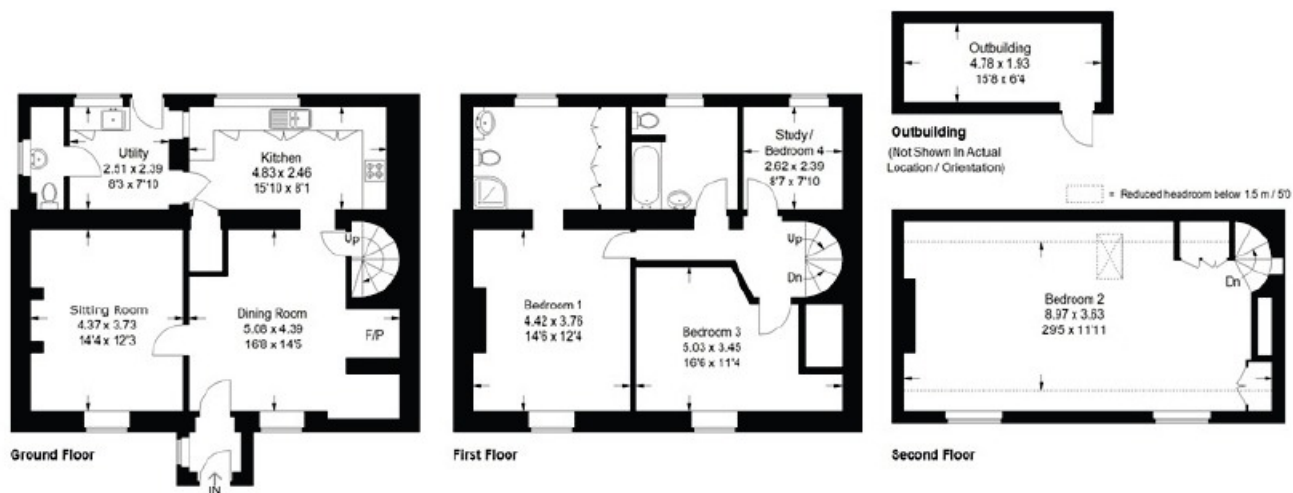


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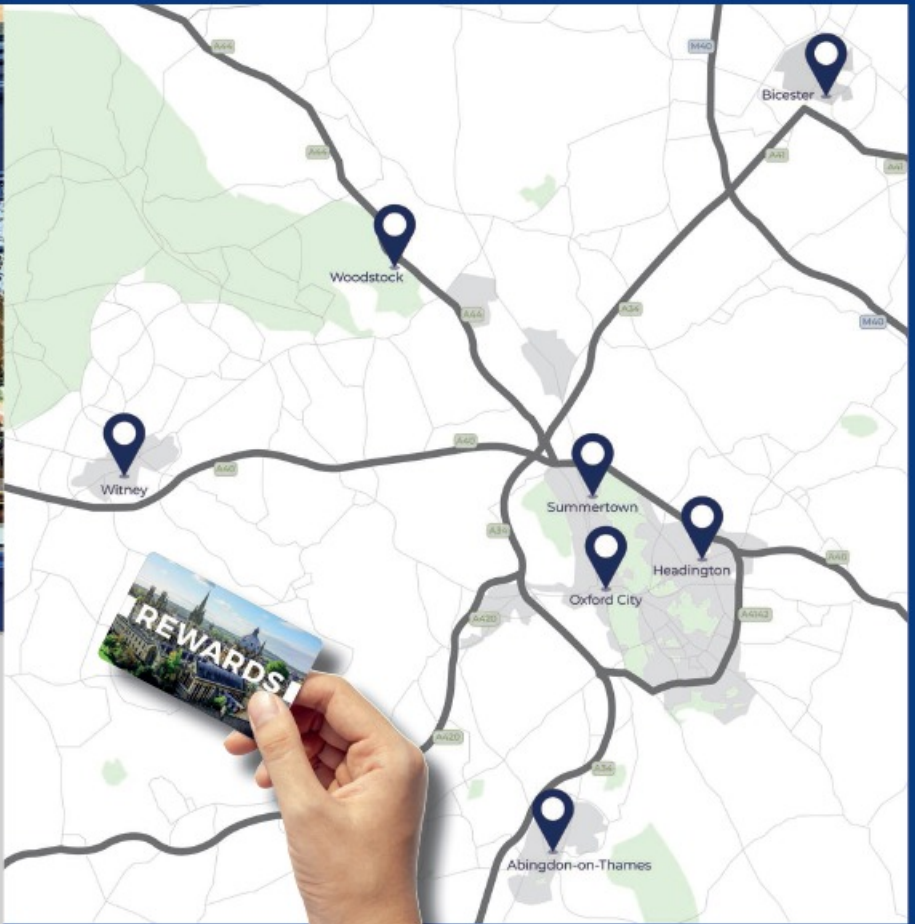
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