





There is something very calm about this house. From the light and bright rooms, to the natural flow of the layout, to views across fields upstairs, it's a lovely place to be.

Middle Aston might need some looking up for those who don't know it! Tucked away amid some delectable countryside, it is a small hamlet that albeit dating back 1,000 years or more has remained totally unspoilt. This is a place to live for those who want peace, space and light, with countryside walks in abundance and scenery to die for. And yet it's also very practical, with its sister village of Steeple Aston, containing many amenities, less than a mile away; plus both Bicester and Banbury sit just 10 miles away. If you've never heard of Middle Aston this might be the right time to visit!

2 Oakridge is one of just three beautifully built stone houses constructed in the late nineties. Built to a high spec by a local bespoke builder, you can instantly tell the difference in quality between this and a regular modern house. No one goes to the trouble of brick window reveals in contrast with stone unless they love period buildings and want that style to shine through. The same goes for the fanlight-style window that floods both floors with light on the stairwell. And the house has been designed to orientate towards the garden as that is the prettiest outlook. Even the stone front garden wall that matches the whole street scene perfectly is not necessary, but anything less would be disappointing. It's just a cut above anything comparable, all of which makes it even more satisfying to own.



- | Great space, great condition
- | Bright and light throughout
- | 5 well proportioned bedrooms
- | En-suite, bathroom & cloak room
- | Living & dining rooms plus study
- | Kitchen & utility room
- | Double garage & ample drive
- | Lovely secluded garden

- | Bicester 10 miles, Banbury 10 miles
- | Nearby school, shop/PO, pub
- | Breathtaking countryside
- | Lovely community
- | 50Mb broadband available

Approximate distances & times

- | Mains water, electric, oil CH
- | Cherwell District Council
- | Council tax band H
- | £3,754-44 p.a. 2020/21

Like most villagers, our vendors only use the front door about twice a year, so we will start the tour from the driveway side! The door leads into a pleasant and practical kitchen. Understated style pervades, with light painted classic units running round three sides that contrast perfectly with the sturdy oak work surface and tiled floor. This same style continues in the utility room, which also includes plumbing for a washing machine and drier in addition to housing the boiler and a second sink. The kitchen is well proportioned, so much so that a good sized table sits easily in the centre, almost negating the need for a dining room at all. Moving into the hallway, a rather lovely herringbone parquet mahogany floor opens out with the elegant stairs rising to the right, lit by a fanlight-style window mounted halfway between the two floors, cleverly maximising the light flow throughout. On the right is a very well thought out cloakroom, with a smart suite that includes really pretty tiling above the vanity. On the left is the dining room. The proportions are ideal for a table and eight chairs, and wide enough to also accommodate a dresser, chest etc without compromising floor space. We see no reason why the dining room and kitchen could not be combined if desired, which would result in a huge open-plan space. Further down the hall you come to the living room. Large and very inviting, there's a pretty open fire as the central focus. Glazed double doors flanked by further glazed panels access the terrace and garden to the rear. And between them and another window to the left, this is a light room in almost any weather. The last of the three receptions at the end of the hall is described on our plan as a family room, but in reality it has been incredibly flexible throughout our clients' ownership, from music to homework room, Xbox room and home office.

Upstairs, the light landing accesses all rooms. Over to the right the first of the five is a good double, currently used as a guest room and looking out over the sleepy lane to the front. Next to it, the main bedroom is a really great size, nearly 20 x 18 feet, and very attractive with an exposed timber floor. Two large cupboards also provide excellent storage, leaving the room free for a dressing table, easy chair and more besides. And a quick glance out of the window across the neighbouring roofs gives you a lovely view of countryside. Attached to it is an en-suite that is recently modernised, and with a bath over which a shower is fitted, like the bedroom it is a good size. Moving down the hall, a further three light and bright double rooms are all equipped with double wardrobes. Two of them also face the rear, enjoying that same lovely view across the roof tops and valley beyond. Serving all, the bathroom has also been refitted. A large shower pan occupies the whole of one end of the room, with a thermostatic shower that includes both a soaker fixed head and a hose. Note that from the landing there is a loft hatch, leading to a vast space providing masses of extra storage if desired.

Outside, the plot is well planned. Coming off the close, the driveway is gravelled with ample space for a number of cars, both next to the house and in front of the large detached double garage. This is open across both both bays, with a vaulted ceiling overhead handy for storage if wished, and there is power connected. At the front of the house a small path leads to the front door and gate past the stone front wall that encloses frontage stocked with a pretty array of trees and shrubs, and there is also access down both sides. At the rear, a picket fence keeps the garden secure to the driveway side, with a gate leading into a peaceful garden that is mainly lawned, with hedges across the rear and right boundary, with further trees and shrubs. A path from the side gate runs across the back of the house, culminating in a terrace behind the living room.





