

# THE OLD COACH HOUSE

STEEPLE ASTON • OXFORDSHIRE



savills









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## Approximate distances/times:

Lower Heyford 1.5 miles (London/Paddington via Oxford) 90 minutes • M40 (J10) Ardley 7.5 miles  
Bicester 8 miles (London/Marylebone about 55 minutes) • Banbury 10 miles • Oxford 14 miles

## Excellent family living in a quiet backwater of this desirable village



## Accommodation

Entrance porch • Entrance hall • Sitting room • Study • Kitchen and breakfast room • Utility • Cloakroom

Four bedrooms • En suite shower room • Family bath/shower room.

Ample enclosed gardens • Outdoor heated swimming pool, pool house

Garden store • Greenhouse and wood store

Courtyard with entertaining area • Decked entertaining areas

Double garage • Off road parking



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Your attention is drawn to the Important Notice on the last page of the text



## SITUATION

- Steeple Aston is a popular village situated in North Oxfordshire between Oxford and Banbury.
- Together with North Aston and Middle Aston, the three neighbouring villages are known locally as 'The Astons'.
- Steeple Aston is well served with local amenities including a shop and post office, village hall, popular and well regarded pre-school and primary schools, two village pubs, and a fine 13th century parish church.
- The nearby market towns of Bicester and Banbury, together with the University town of Oxford, provide for more specialist requirements.
- Communication is good with mainline stations either from the neighbouring village of Lower Heyford to Oxford (or changing for London/Paddington about 90 minutes) or at Bicester North providing fast train services to London Marylebone (about 50 minutes peak time); in addition, Oxford Parkway at Kidlington is scheduled to provide services to London Marylebone and Paddington; the M40 (J10) Ardley is about 7.5 miles.
- An excellent choice of schools in the area includes the village C of E primary school; Preparatory schools St Johns Priory (Banbury) Winchester House (Brackley) and The Dragon and Summerfields (Oxford). Senior independent schools include: - Tudor Hall, Bloxham School, (Bloxham); St Edwards, Headington and Oxford High (Oxford); Radley and Stowe schools.
- Cultural and leisure facilities include:- Soho Farmhouse private members club at Great Tew; golf and polo at Kirtlington; racing at Warwick, Cheltenham and Stratford-upon-Avon; motor racing at Silverstone; Bicester Village retail outlet; theatre at Oxford.







## DESCRIPTION

- The Old Coach House, as its name implies, is a charming coach house conversion of Victorian origins. Situated in the heart of this most sought after village and within the Conservation Area, its gardens are level and enclosed and offer considerable privacy.
- The ground floor flows of the central entrance porch and hall to a lovely sitting room with wood burning stove and access onto a decked area and garden beyond; study ideal for working from home and a well-appointed kitchen and breakfast room with electric kitchen range, granite work surfaces and breakfast bar. From here there is access onto a decked area, ideal for summer entertaining and to the garden beyond. There has been attention throughout to modern day fittings particularly the kitchen, bath/shower rooms and double glazing.
- On the first floor is a spacious principal bedroom with en suite shower room, as well as three further bedrooms and family bath/shower room.
- Bedroom two has a lovely deep window board where you can happily sit yourself and take in the views over the garden and the village church beyond.
- The house is set back from the road down a driveway that leads to a parking area and double garage beyond. The garage offers scope for alteration/linking to the house to provide additional accommodation, subject to the relevant consents. Please note planning permission was granted for a new garage with a bedroom and rear extension in March 2008 (Ref 07/02694/F).
- To the front is a delightfully private courtyard ideal for entertaining or a secure area for dog. The main garden is to the rear, predominately laid to lawn, enclosed by hedging with a number of flowering beds and borders. Centrally set is a lovely outdoor heated swimming pool with pool house and summerhouse. There is also a wood store, garden store and greenhouse.
- This is lovely village living, yet remarkably private. A hidden gem, tucked away from this thriving village.
- In all about 0.5 acres.

## ACCOMMODATION

See floor plans below.



## SERVICES

Mains water, electricity and drainage. Oil fired central heating for main house. BT connected.

## FIXTURES AND FITTINGS

Those items mentioned in these sale particulars included in the freehold sale. All other fixtures, fittings and furnishings including carpets, curtains and light fittings are expressly excluded. Certain such items may be available by separate negotiation. Further information should be obtained from the selling agents.

## COUNCIL TAX

Band: E

## LOCAL AUTHORITIES

Cherwell District Council, Tel: 01295 252535

## TENURE

Freehold

## DIRECTIONS (OX25 4RR)

From M40 (J9) Ardley take the B 430 and the right turn in to Church Lane in Ardley following sign to Somerton. Continue along this country road through the village of Somerton follow signs to North Aston and the Tews. Proceed right through the village of North Aston and on reaching the main A4260 Oxford road turn left towards Oxford. Proceed straight on past the turning to Middle Aston and ignoring the first turning to Steeple Aston, take the second turning on the left to Steeple Aston. Follow the road into the village and on to South Side. Continue along South Side into the village, passing Paines Hill on the left and continue for about 50 metres and just before the The Dickredge turning to the left, the driveway to The Old Coach House can be found on the left hand side. Follow this driveway to the end and onto the parking area to the side of the house.

## VIEWINGS

By appointment with Savills. Prior to making an appointment to view, Savills strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of Savills' staff who has seen the property in order that you do not make a wasted journey.





## THE OLD COACH HOUSE

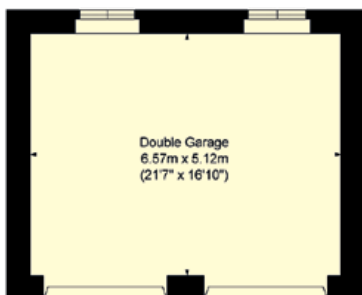
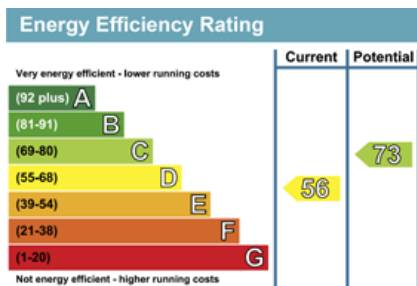
Approximate Gross Internal Area:

Main House: 234.80 sq.m. / 2527.36 sq.ft.

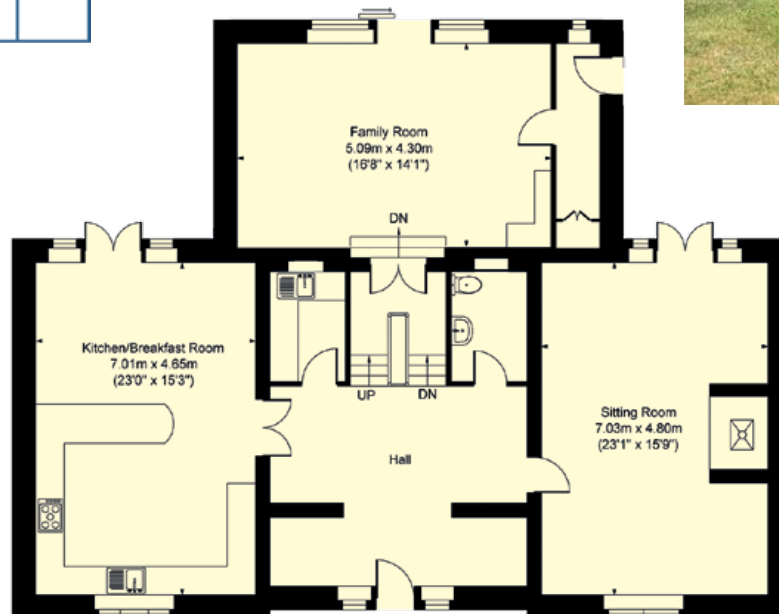
Garage: 33.63 sq.m. / 361.99 sq.ft.

Total: 268.43 sq.m. / 2889.35 sq.ft.

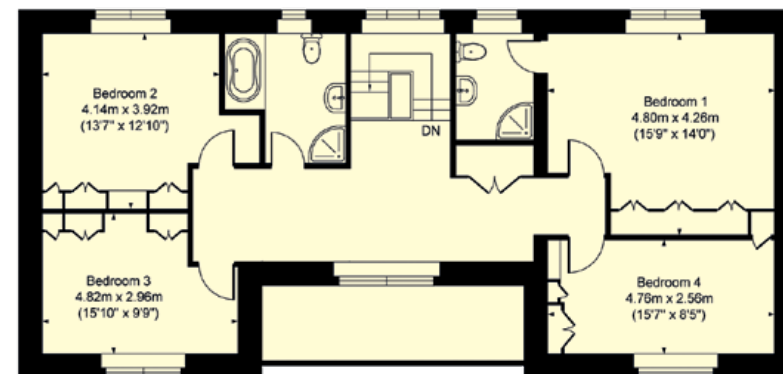
For identification only. Not to scale.



Garage



Ground Floor



First Floor

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