



15 ASTON PARK
ASTON ROWANT
WATLINGTON
OXFORDSHIRE OX49 5SW

jacksons 
A Romans Company



A Scandinavian designed individual contemporary home situated on this exclusive development within the pretty village of Aston Rowant.

Guide Price £849,950 Freehold

SPACIOUS ENTRANCE HALL
SITTING ROOM
LIVING ROOM
DINING ROOM
KITCHEN/BREAKFAST ROOM
UTILITY ROOM
CLOAKROOM

MASTER BEDROOM WITH EN-SUITE BATHROOM & SAUNA
GUEST BEDROOM WITH EN-SUITE BATHROOM
THIRD DOUBLE BEDROOM
FAMILY BATHROOM (COULD BE EN-SUITE TO BEDROOM 3)
STUDY/BEDROOM FOUR
DOUBLE GARAGE & PARKING
TRIPLE GLAZING

The Property

Aston Park is a Swedish designed home designed for spacious family living, the property enjoying three spacious reception rooms, a large family kitchen/breakfast room and three bedroom suites together with a fourth single bedroom or study, garaging and attractive gardens enjoying views across paddocks to the rear.

Aston Park was originally the Arboretum for a 17th century manor house which was destroyed by fire many years ago after which these 15 individual homes were built in this delightful parkland setting, with large well-stocked lake and magnificent specimen trees, many of which are protected, including sequoias, weeping willows, scots pine and cedar of Lebanon.

Location

The village has a 12th century church of St Peter & St Paul, a primary school, a thriving cricket club established in 1881 and a privately owned 1.5 acre village green. There is excellent shopping at Thame and Watlington and a greater range of facilities are available in High Wycombe, Henley-on-Thames, Marlow and Oxford. Mainline railway stations are at High Wycombe and Princes Risborough with the Chiltern Line service to London Marylebone (approximately 35 and 48 minutes respectively). The M40 J6 is easily accessible and The Oxford Tube runs close by offering a 24 hour seven day express coach service between Oxford and London.

Accommodation

Ideal for modern family living the property enjoys a wonderful spacious entrance hall, stairs to first floor and cloakroom. There are three principal reception rooms; the main reception room to the left of the hall has a triple aspect with raised open fireplace and hearth together with two sets of sliding patio doors to garden and terrace. The second main reception is a slightly more formal room with Adam style fire surround and gas fire (LPG gas) with built-in cupboards to either side, there is also a spacious dining room.

The kitchen/breakfast room is beautifully appointed, fitted in pale cream cupboards with black granite work-surfaces fitted to three walls with large peninsular unit and stainless steel two-and-a-half bowl sink unit. Numerous Neff appliances to include a double oven and microwave with Bosch ceramic hob. To one end there is space for a breakfast table together with windows and French doors to terrace. The utility room is well-equipped with Butler's sink, work-tops and cupboards and plumbing for washing machine.

On the first floor is a spacious landing, ideal for a study area: off this there are three principal bedrooms, the master suite consisting of a large double bedroom with three double built-in wardrobes and full en-suite bathroom with separate shower and walk-in sauna. There is also a large covered balcony to the rear enjoying far-reaching views over paddocks. The guest suite is approached from a separate area of landing with large double bedroom, two banks of wardrobes and adjacent bathroom/W.C. Bedroom three, also with fitted wardrobes, has an en-suite shower room. There is a further single bedroom/study.

Outside

To the front of the property the private driveway leads to No.14 & No.15. There is driveway parking to the rear of the property together with brick-built double garage having a pitched tiled roof with two up-and-over doors.

Rear Garden

To the rear of the property is a pleasant terrace, the remaining gardens are laid to lawn with mature hedging, trees and shrubs, enjoying an open aspect onto paddocks at the rear.

Service Charge

Currently £200 per quarter.



Directions

Leave Henley on the A4130 Wallingford/Oxford road. After approximately 5 miles, upon reaching Nettlebed, turn right and continue on the B480 towards Watlington. Upon reaching Watlington Town, turn first right on the B4009 heading for the M40; pass under the motorway and take the second turning left signposted Aston Rowant Only and the property will be found on the right hand side.

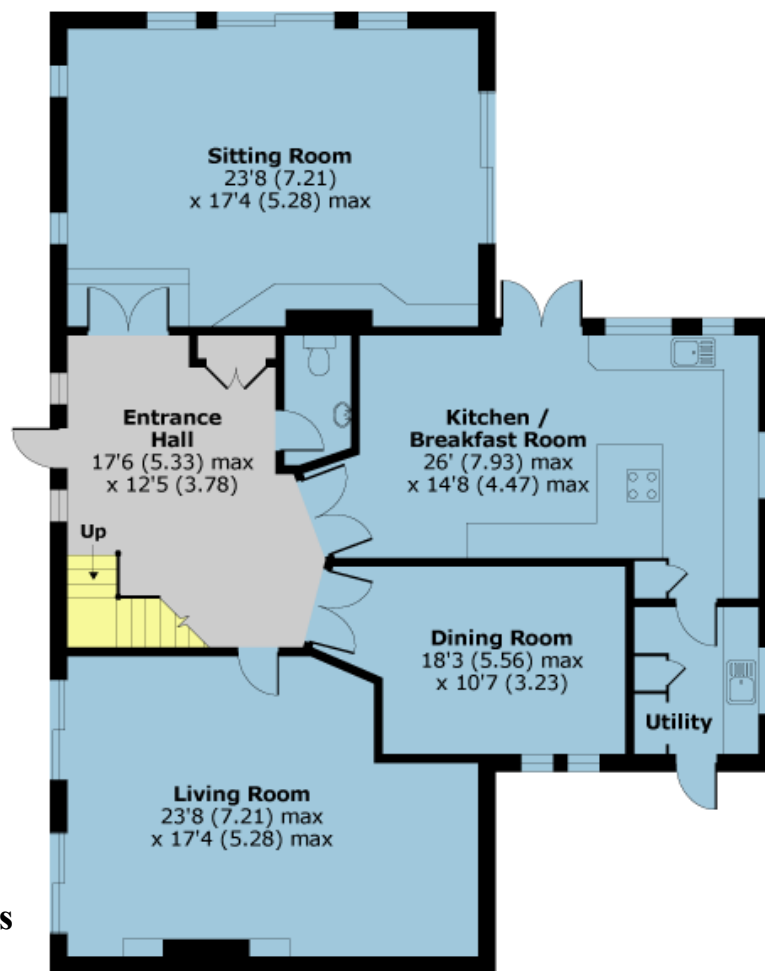
Services

Mains water, electricity and drainage. LPG gas fire. Electric heating.

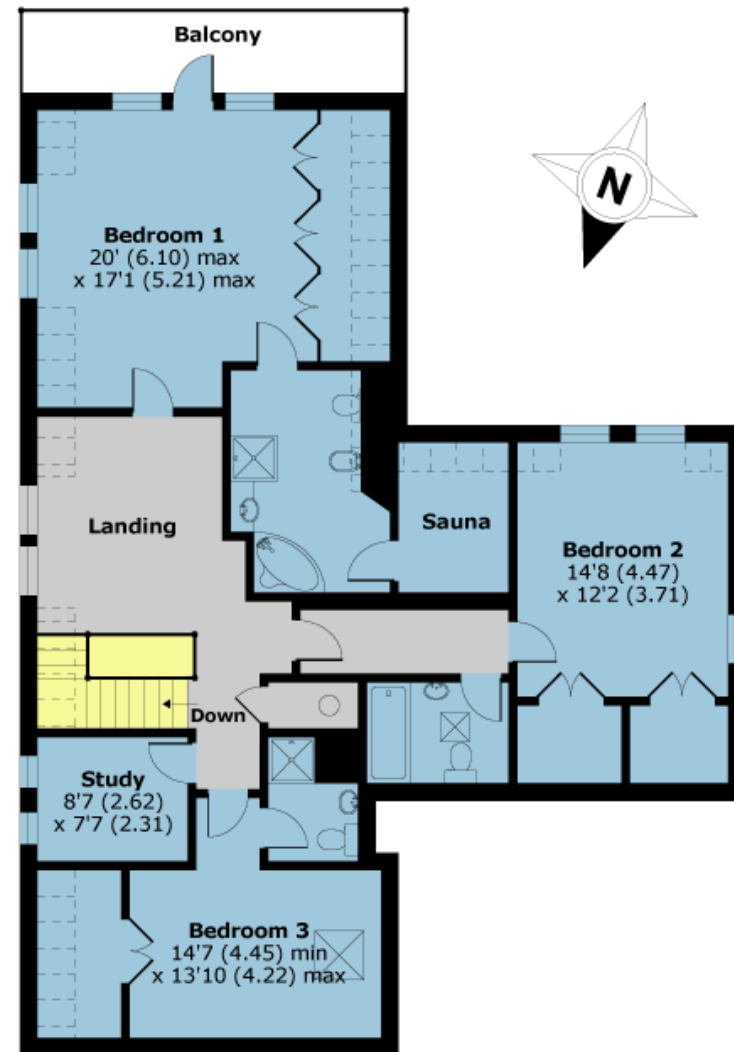
Local Authority

South Oxfordshire District Council – Council Tax Band G

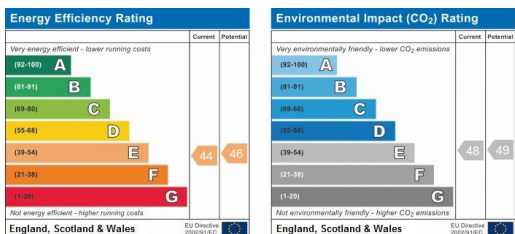
Denotes restricted
head height



GROUND FLOOR



FIRST FLOOR



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IMPORTANT NOTES

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide, we have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishing. These particulars do not constitute or form part of an offer or a contract.

- i) It is recommended that any aspect of the property which is of particular importance to you should be discussed and clarified with a member of staff prior to viewing.
- ii) The photographs taken show a limited extent of the property. No assumption should be made as to the inclusion in the sale of any items displayed, nor should it be assumed that the property remains as depicted.
- iii) The Vendor's agents are unable to guarantee the working order of appliances, services and equipment referred to in these details. The buyer is advised to obtain verification from their solicitor or surveyor. Neither these particulars nor oral representations form part of any offer or contract and their accuracy cannot be guaranteed.