



12 Aston Park, Aston Rowant,
Watlington, Oxfordshire, OX49 5SW

 **Griffith & Partners**
ESTATE AGENTS, VALUERS AND RESIDENTIAL LETTINGS



DESCRIPTION

Located in the exclusive Aston Park accessed by electric gates, a unique single storey property tastefully updated by the current owners to provide spacious, light and airy accommodation set within large mature and private gardens.

ACCOMMODATION:

The property is divided into two distinct areas, from the entrance hall with a large cloak storage cupboard and a smart, newly fitted shower room, you are welcomed into the living part of the home. The vaulted triple aspect living room with a wood burning stove, granite hearth and mantle, is flooded with light and views of the gardens.

A spacious kitchen/dining area is fitted with a comprehensive range of wall and base units housing cupboards and drawers, granite work tops and up stands and built-in appliances including an induction hob with extractor hood over, double oven and dishwasher. The dining area has plenty of space for entertaining around a large table and chairs. Light floods into this part of the house from windows and doors as well as the large sky light in part of the ceiling. Off the kitchen is a utility/boiler room housing the oil central heating boiler and mega flow water tank as well as space and plumbing for a washing machine and tumble dryer.



The remaining part of the property accessed off a long hallway with windows to the front is extremely versatile and can be arranged to suit. The master bedroom suite via a doorway has a walk-through area with a wall of built in wardrobes, window and double doors to the garden. The en suite shower room comprises a large wet room shower, double vanity hand wash unit and WC. The double bedroom directly adjacent but could easily be a dressing room to the master, or as currently used, a study. There are three further double bedrooms, all with windows to the rear overlooking the gardens. The family bathroom comprises a panel sided bath with a glazed screen and shower over, pedestal hand wash basin and close coupled WC.

The integrated double garage has an up and over doors to the front, a personal door to the hallway, a sink, power and light.



OUTSIDE:

The property is set in approximately ¼ acre of grounds which wrap all the way around enclosed by mature trees and hedging to provide complete privacy, it is mainly laid to lawn with paved terracing, shrub and flower beds and a green house. The driveway to the front has parking for many vehicles.

SERVICES AND OUTGOINGS:

Mains water, drainage and electricity. Oil central heating. Council tax, band G. Aston Park service charge, covering the maintenance of the road, lake and trees etc. £1000 pa. **EPC RATING: 49 E**

ASTON PARK on the edge of Aston Rowant village benefits from a prime location inside a gated development of just 15 dwellings all different in design but all sharing the jointly owned communal parkland/gardens and 2.3-acre lake.

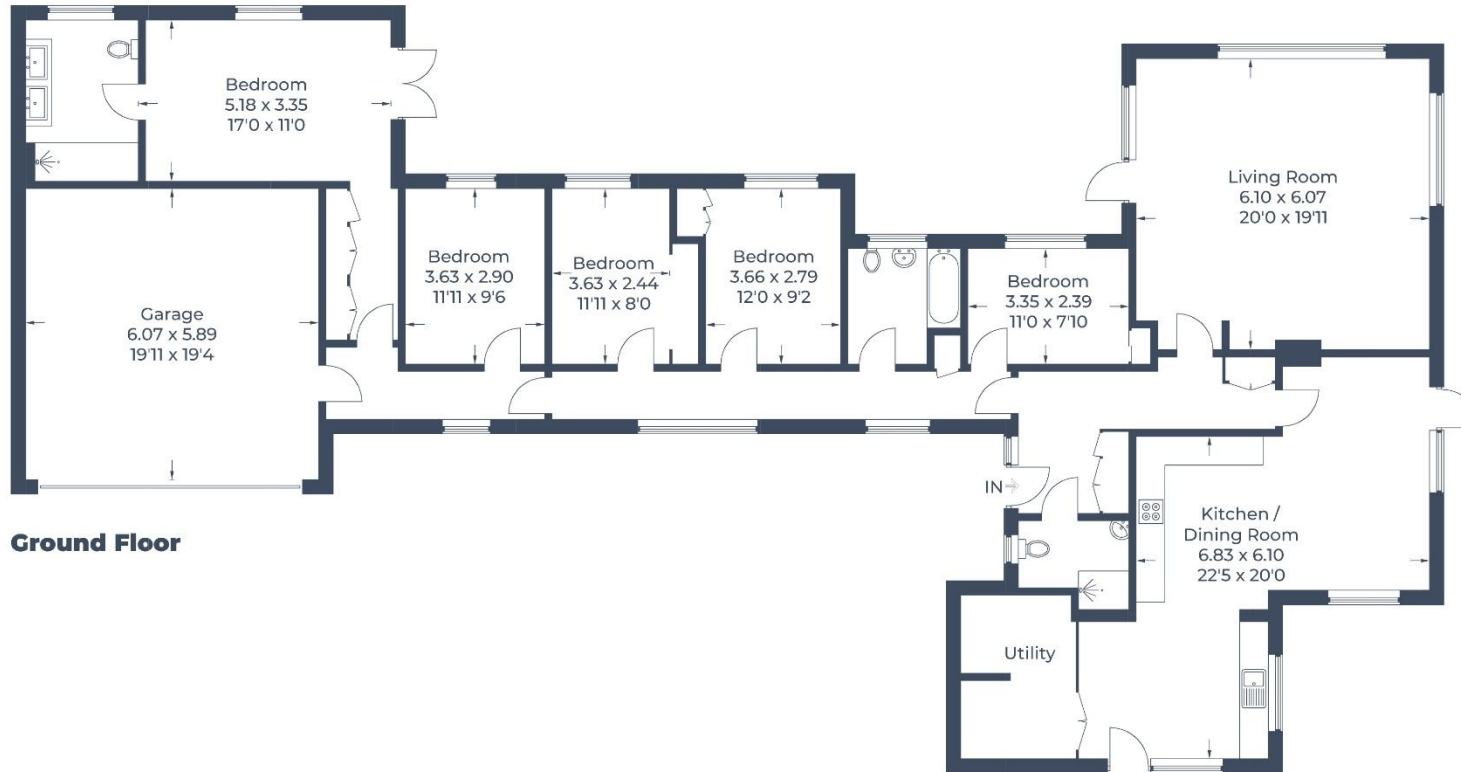
ASTON ROWANT is a highly sought after Oxfordshire village with a strong community feel on a no through road allowing residents immediate access to foot paths and bridle ways without going on to the roads. The village itself enjoys an excellent primary school boasting a "Good" Ofsted Report and a thriving cricket club. Further afield there is a mix of both State and Private Schools, such as Wycombe Abbey, Abingdon Prep, Moulsoford, Cranford House, Dragon, many of which

are served by a bus pick up service. The 24-hour Oxford Tube coach service between London and Oxford has a stop at Lewknor, less than a mile away. Main line train services are found at Princes Risborough and High Wycombe to London Marylebone (approx. 26 min). More comprehensive shopping facilities are found in Watlington and Chinnor (both approx. 3 miles) and the larger towns of Thame (approx. 6 miles), Oxford (approx. 15 miles) and Princes Risborough (approx. 7 miles).

VIEWING ARRANGEMENT:

Strictly by appointment via Griffith & Partners, the sole agent. Tel 01491 612831/839939/522800.

Approximate Gross Internal Area = 236.6 sq m / 2,547 sq ft
(Including Garage)



Ground Floor

Illustration for identification purposes only,
measurements are approximate, not to scale.
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Disclaimer: It is not our policy to test services and domestic appliances and cannot verify as to their working order. The purchaser should seek expert advice from solicitors/surveyors. Neither these particulars nor oral representation form any part of any contract and their accuracy cannot be guaranteed.

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