

# THE COTTAGE

HIGH STREET, ASTON OX18 2BY

# The Cottage

High Street, Aston OX18 2BY

Aston is a pretty village just four miles south of Witney and this delightful period home enjoys a quiet position just a short walk to the village centre and primary school. Dating back to c1829, this attractive property is beautifully presented throughout and perfectly combines period charm and contemporary living. Filled with natural light the ground floor space includes a wonderful sitting room with feature red brick fireplace open through to a fabulous cottage style kitchen/breakfast room offering an extensive range of wall and base units, integrated appliances, Butler sink, Britannia stove and space for American style fridge freezer. Flowing nicely to the superb dining area with double doors to the garden, a fantastic social entertaining space. The second reception and WC completes this stunning ground floor picture. Delightful, landscaped gardens afford a good degree of privacy and offer a lovely place to enjoy some alfresco family time. A super garden studio was added in 2023. This is a wonderful opportunity to soak up village life in a marvelous home where DIY will not be required for years to come.



4



3



2



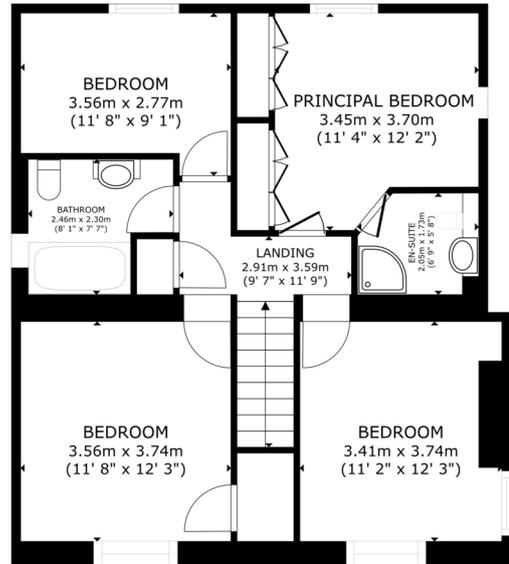
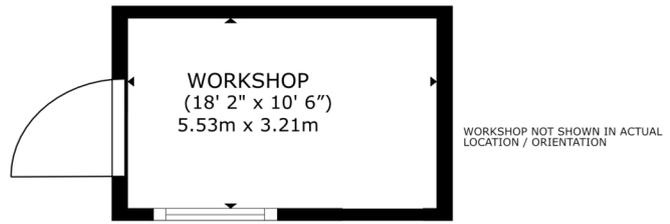
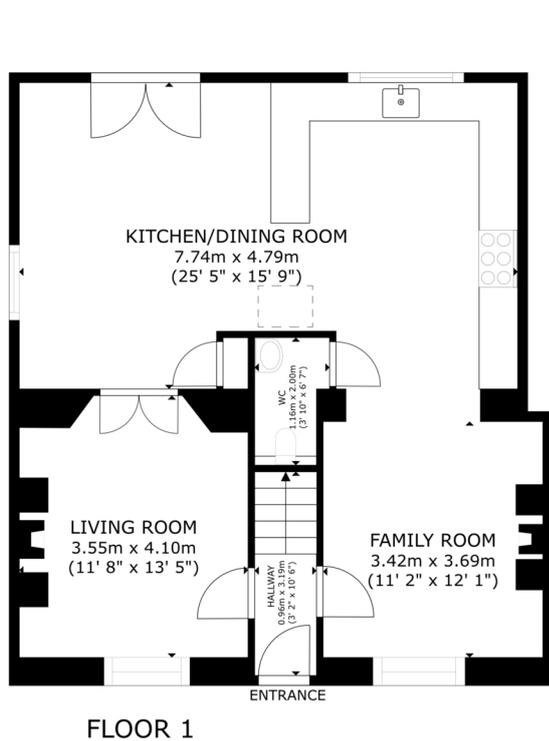
Landscaped

## GUIDE PRICE

**£700,000**







GROSS INTERNAL AREA  
FLOOR 1 71.3 m<sup>2</sup> (767 sq.ft.) FLOOR 2 70.7 m<sup>2</sup> (761 sq.ft.)  
TOTAL : 142.0 m<sup>2</sup> (1,528 sq.ft.)  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



**Council Tax:**  
Band E - £2,901.31

**Parking:**  
Off-street parking

**Local Authority:**  
West Oxfordshire District Council

**AWAITING  
EPC**

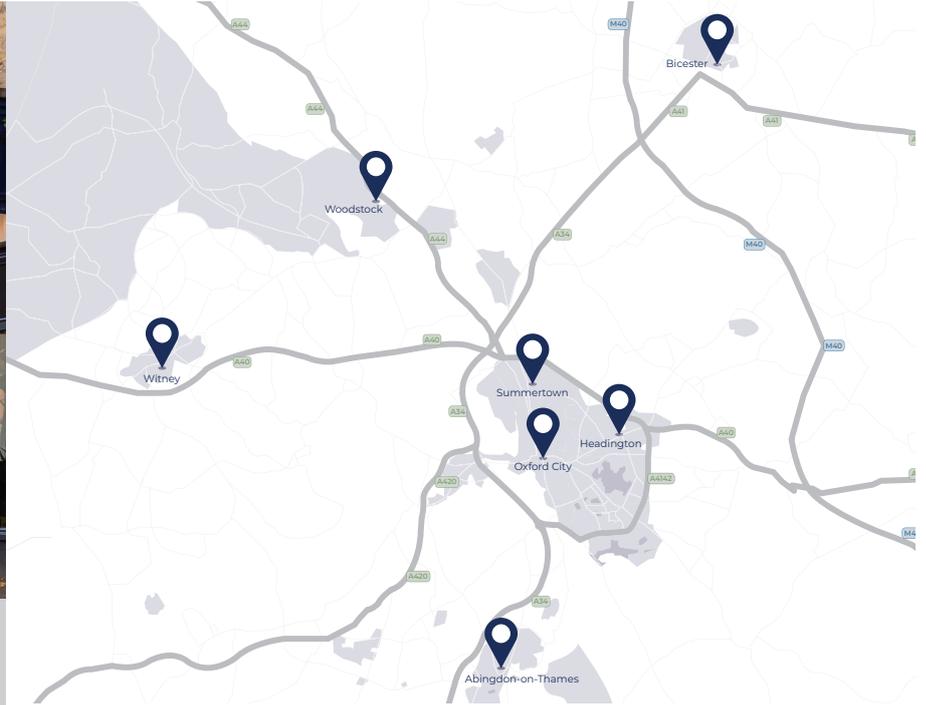
# LOCATION COMMENT

*Sought-after village living can be enjoyed yet you are just four miles from Witney town centre which offers a vast array of amenities and easy access to the A40 which provides swift access to Oxford or westerly into the Cotswolds and beyond. Aston is a pretty village and boasts the famous Aston Pottery with its lovely garden, café and awarding winning gift shop. Further facilities include an excellent primary school, repair garage, St James Church, and The Red Lion public house. A large recreational field and play area houses the village hall which hosts a number of community groups and the Aston Stores is well stocked with a range of groceries, there is also an outreach post office three times a week.*



# OUR NETWORK OF OFFICES ACROSS OXFORDSHIRE

**Breckon & Breckon**  
est.1947



**Every office** has access to **every buyer** registered across our network of seven offices.

Sharing a single database of buyers ensures maximum exposure for our clients.

## Witney Sales

10 Market Square  
Witney  
Oxfordshire  
OX28 6BB

t: 01993 776 775  
e: [witney@breckon.co.uk](mailto:witney@breckon.co.uk)

## Summertown

t: 01865 310 300 (sales)  
t: 01865 20 1111 (letting)  
e: [summertown@breckon.co.uk](mailto:summertown@breckon.co.uk)

## Oxford City Centre

t: 01865 244 735 (sales)  
t: 01865 20 1111 (letting)  
e: [post@breckon.co.uk](mailto:post@breckon.co.uk)

## Headington

t: 01865 750 200 (sales)  
t: 01865 763 999 (letting)  
e: [headington@breckon.co.uk](mailto:headington@breckon.co.uk)

## Abingdon-on-Thames

t: 01235 550 550 (sales)  
t: 01235 554 040 (letting)  
e: [abingdon@breckon.co.uk](mailto:abingdon@breckon.co.uk)

## Woodstock

t: 01993 811 881 (sales)  
t: 01993 810 100 (letting)  
e: [woodstock@breckon.co.uk](mailto:woodstock@breckon.co.uk)

## Bicester

t: 01869 24 24 23 (sales & letting)  
e: [bicester@breckon.co.uk](mailto:bicester@breckon.co.uk)

## New Homes

t: 01865 261 222  
e: [newhomes@breckon.co.uk](mailto:newhomes@breckon.co.uk)

## Land Team

t: 01865 558 999  
e: [land@breckon.co.uk](mailto:land@breckon.co.uk)

## Letting and Property Management

t: 01865 20 1111  
e: [lettings@breckon.co.uk](mailto:lettings@breckon.co.uk)

## Creative Department

t: 01865 310 300  
e: [creative@breckon.co.uk](mailto:creative@breckon.co.uk)

## Bespoke by Breckon

t: 01865 765 555  
e: [bespoke@breckon.co.uk](mailto:bespoke@breckon.co.uk)



FROM LEFT: Alexander Chappell,  
Julia Briggs, Sarah Thomas,  
Madison Peedell, John Bouwer



[breckon.co.uk](http://breckon.co.uk)

**IMPORTANT NOTICE:** These particulars are for information purposes only and do not in whole or in part constitute or form part of any offer or contract, nor should any statement obtained herein be relied upon as a statement or representation of fact. Breckon & Breckon do not test whether the services connected to the property, heating systems and domestic appliances are in working order. We therefore recommend that the purchaser obtains verification from their surveyor or solicitor. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by the RICS code of measuring practice and should be used as such by any possible purchaser.