



Penfro, Oak Ridge, Middle Aston, Oxfordshire, OX25 5PX
Guide price £900,000

A substantial five bedroom detached family home arranged over two floors with a large kitchen/breakfast room and a double garage presented to the highest of standards in the heart of the desirable Oxfordshire village of Middle Aston that enjoys stunning views over the neighbouring countryside.

A stunning detached family home situated in the peaceful Oxfordshire village of Middle Aston.

Built on the site of the neighbouring farm's former granary, the property was constructed using local stone to exacting standards, and with careful thought to the layout to create light spacious rooms it has been enjoyed since its completion by the same family.

The large entrance hallway leads to the reception rooms and the kitchen/breakfast room.

The kitchen is fitted with a combination of plenty of cream wood base and wall units and solid oak units, integrated appliances complemented by granite and quartz work surfaces along with space for a large American style Fridge-Freezer, making it is perfect for casual dining with friends and family, whilst overlooking the pretty courtyard garden to the side of the property.

For those who enjoy more formal entertaining, there is a dining room located next to the kitchen that enjoys views over the garden. It would also lend itself to being utilised as a family room or playroom.

The sitting room has a lovely feel, with a feature fireplace and double doors leading out to the

garden.

The ground floor accommodation is completed by a utility room, W.C and a further reception room, that would make for a quiet study or family room. The entire ground floor benefits from underfloor heating .

The upstairs is well-suited to family living, with five bedrooms including the principal bedroom with recently refitted en-suite and a family bathroom.

With long windows, the landing is filled with natural light, and being in an elevated position within there are stunning views to enjoy over neighbouring countryside.

Outside, the garden wraps around the property, mainly laid to lawn with mature shrubs and trees. A mixed evergreen hedge encloses the rear garden and patio area making it a private space to enjoy alfresco dining and BBQ's.

To the rear of the house, there is a driveway providing ample parking and access to the double garage.

Oakridge is in the heart of the pretty village of Middle Aston and close to the popular village of

Steeple Aston.

Situated 9 miles south of Banbury and 12 miles north of Oxford, there are good transport connections with easy access to both junctions 9 and 10 of the M40.

The neighbouring village of Lower Heyford has services to London via Oxford (approximately 1 hour 15 minutes), as well as Bicester with a service to London, Marylebone (in under 1 hour).

The village of Middle Aston is well served by local amenities including a convenience store and post office, The Red Lion public house, a pre-school and primary school. With bus routes running from just across from the property to the many well-regarded schools in the area at Oxford, Brackley, Bloxham and Banbury.

Soho Farmhouse is a short drive that offers luxury entertainment, dining, culture, and boutique accommodation.

Nearby Bicester Village is a dream destination for designer shopping and luxury entertainment with 170 luxury boutiques all on your doorstep.





The Property Comprises Of:

Underfloor heating to entire ground floor

Kitchen-Breakfast Room, Dining Room, Sitting Room, Study, W/C

Principal Bedroom with En-Suite, Four Further Bedrooms,
Bedroom Two With En-Suite, Family Bathroom

Wrap-around garden, Double Garage, Off-Road Parking

Council Tax Band: G

Oil Fired Central Heating





Approximate Gross Internal Area = 224.4 sq m / 2,416 sq ft
 Garage = 34.3 sq m / 369 sq ft
 Total = 258.7 sq m / 2,785 sq ft



		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	72	
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B	63	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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