



The Old School, North Side
Steeple Aston

The Old School, North Side Steeple Aston Oxfordshire OX25 4SE

Approximate distances

Banbury 10 miles, Bicester 10 miles

Deddington 4 miles, Kidlington 9 miles

Oxford 12 miles, M40 (J10) 8 miles

Heyford rail station (to Oxford and Banbury) 1.3 miles

Banbury to London Marylebone by rail approx. 1 hour

**A HISTORICAL GRADE II LISTED VILLAGE HOUSE
BEING THE FORMER 17TH CENTURY SCHOOL, NOW
BEAUTIFULLY CONVERTED AND RESTORED TO
PROVIDE A HOME OF IMMENSE CHARM AND
CHARACTER**

Entrance hall, cloakroom, sitting room, family room,
kitchen/dining room, galleried landing, four bedrooms,
two bathrooms, 1st floor study/living room with
kitchenette, courtyard garden, gas central heating.

Guide Price: £700,000



Directions

STEEPLE ASTON lies to the East of the A4260 Oxford to Banbury road. If travelling from Banbury proceed through the villages of Adderbury and Deddington and continue toward Oxford. After the small dual carriageway take the first left turning signposted to Steeple Aston. Having entered the village the property will be found some distance along on the left hand side before the church where a "For Sale" board has been erected for ease of identification.

Situation and amenities

STEEPLE ASTON is a much sought after village which is conveniently placed for Oxford, Bicester, Banbury and the M40 motorway (Junction 10). The village is mentioned in The Domesday Book and The River Cherwell and The Oxford Canal run close by. There are good rail links available in Banbury, Bicester, Oxford and the nearby village of Heyford. Within the village there is a shop/Post Office, public house/restaurant, a highly regarded school and pre-school, church, sports and recreation building, playing field and play park. Buses taking children to the major private schools in Oxford run from Hopcrofts Holt which lies approximately 1 mile from the village.

The Property

A floorplan has been prepared to show the room sizes and layout of The Old School. Some of the main features include:

- * In 1640, Samuel Radcliffe's Grammar School opened in North Street and it was initially just one large tall room with an attic. The school was later expanded in 1877.
- * Now a detached village house of great antiquity and immense charm having been cleverly and tastefully restored and converted in order to combine the perfect blend of period charm with modern comforts.
- * Listed Grade II as a building of special architectural and historical importance.
- * Constructed of local mellow stone beneath a slated and part Stonesfield tiled roof.

- * The property offers spacious accommodation with good sized rooms which enjoy plenty of natural light.
- * Well preserved features include exposed beams, mullioned windows, original wood block flooring, pine doors and shutters.
- * Entrance hall with French reclaimed Fired Earth tiled floor, stairs rising to first floor, understairs storage and cloak cupboard.
- * Cloakroom with WC and wash basin.
- * A spacious sitting room with beams, wooden shutters and lovely mullioned windows.
- * A family room with open stone fireplace.
- * Large kitchen/dining room being ideal for entertaining.
- * Utility room/boot room with Belfast sink and door to village street.
- * At first floor level there are three double bedrooms and a family bathroom with Victorian bath centred around the galleried landing above the sitting room.
- * The top floor has its' own staircase and has been converted to provide additional flexible accommodation, either as an annexe, a guest suite, or a work space/study. This area has its' own bathroom, open plan living room or study with kitchenette and a double bedroom.
- * The property fronts the village street. To the rear there is a private low maintenance garden of easily managed size. This is terraced and has a number of well established plants and shrubs within to include Fig Tree, Box and Euphorbias, Acanthus and Ferns.



Local Authority

Cherwell District Council. Council tax band G.

Viewing

Strictly by prior arrangement with the Joint Sole Agents Anker & Partners.

Services

Mains water, electricity, drainage and gas are connected. The property is served by two gas boilers, one being in the boot room and the other being in a landing cupboard on the second floor.

Agents Note

All room dimensions show maximum approximate measurements unless stated to the contrary. Facts provided by the vendors of this property are not a warranty. Room sizes are approximate and rounded and should not be relied upon for carpets and furnishings. Any purchaser is advised to seek professional or specialist advice. The description herein is not designed to mislead, please feel free to speak with us regarding any aspect unclear before viewing.

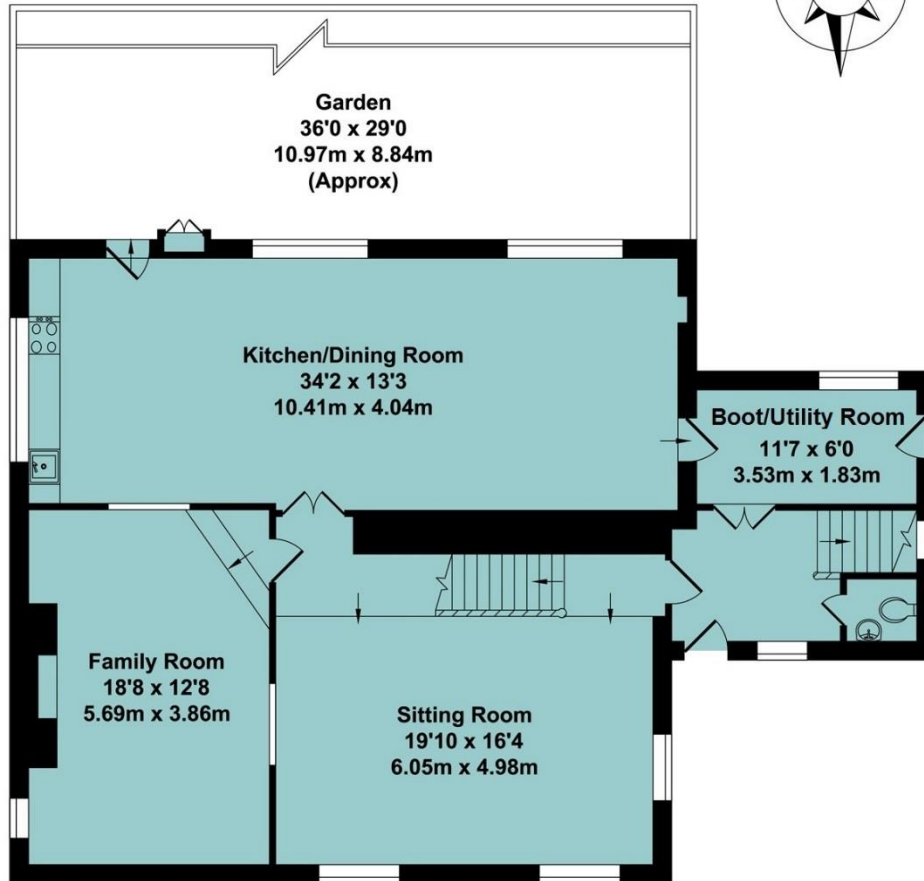
Survey & Valuation

Should you decide to purchase elsewhere in the Banbury area (via another Estate Agent) do please bear in mind that our Partner Robert Moore is a Chartered Surveyor and he is able to undertake Building Surveys, Home Buyer Reports and Valuations for all purposes. Discounted fee terms are available when simultaneous mortgage valuation work is carried out.

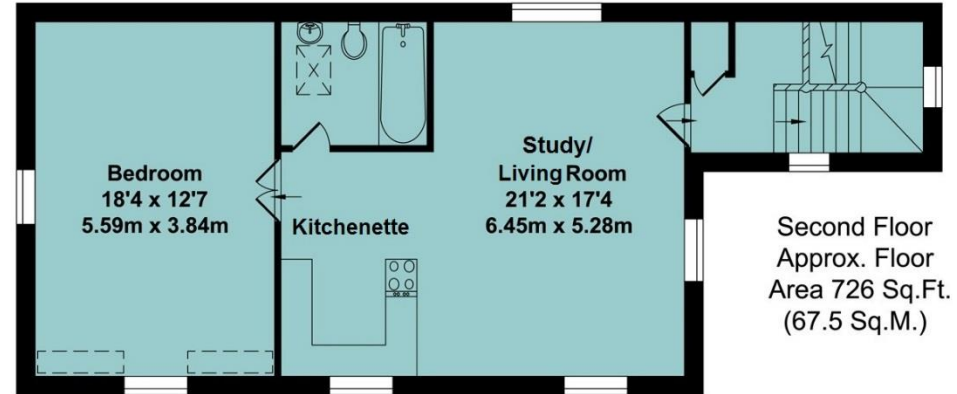




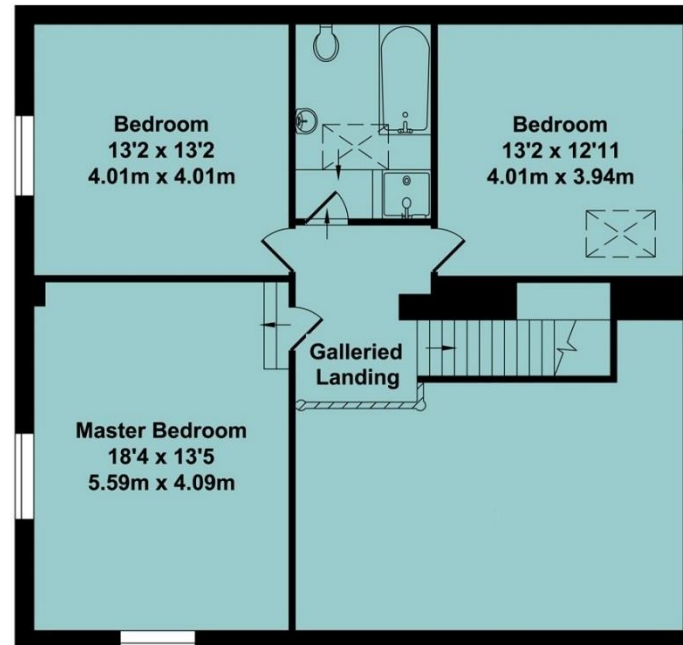
Ground Floor
Approx. Floor
Area 1232 Sq.Ft.
(114.5 Sq.M.)



Total Approx. Floor Area 2737 Sq.Ft. (254.4 Sq.M.)
All items illustrated on this plan are included in the "Total Approx Floor Area"



Second Floor
Approx. Floor
Area 726 Sq.Ft.
(67.5 Sq.M.)



First Floor
Approx. Floor
Area 779 Sq.Ft.
(72.4 Sq.M.)