

Holly Cottage,
Middle Aston, Bicester



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2,597 sq ft (241 sq m) excl car port
Five bedrooms | Village location
Driveway parking | Garage and carport
Sweeping drive | Ample parking | 0.5 acre
Enclosed cottage garden
Freehold | Residential
Guide price £1,500,000

A delightful, detached four-bedroom cottage in the heart of Middle Aston Village.

Property description

Tucked quietly in the very heart of Middle Aston, one of North Oxfordshire's most sought-after villages, Holly Cottage is a home of character and calm. Built in 1976 from handsome local stone, it sits comfortably within its surroundings, echoing the timeless charm of the village itself. Set back and wonderfully private, the cottage feels like a hidden retreat, with thoughtfully updated interiors that balance modern comfort with an inviting, homely feel. The property boasts a range of premium features, including log burner, engineered wood flooring, window shutters, new lighting and radiators, along with sleek contemporary bathrooms. There is also extensive solar provision, delivering excellent energy efficiency and the property includes 2 car charging points.

Step through the enclosed porch and into a welcoming, light-filled hall, where the tone is immediately warm and relaxed. The sitting room is a particularly inviting space, bathed in natural light and centred around a characterful fireplace with a wood-burning stove, perfect for cosy evenings. French doors open out onto the terrace, drawing the garden into daily life and creating an easy flow between indoors and out.

The cottage offers a pleasing sense of versatility, with an additional reception room currently used as a gym, alongside a cloakroom and a dedicated home office—ideal for quieter moments or working from home.

At the heart of the house lies a charming kitchen, fitted with classic shaker-style cabinetry and a full range of integrated appliances. A central island with a granite worktop provides a natural gathering point for informal meals and conversation, while flagstone-style flooring adds to the cottage feel. There is ample space for a dining table, and French doors open directly onto the terrace, making summer dining and entertaining a simple pleasure. A separate utility room keeps the practicalities neatly out of sight.

Upstairs, the principal bedroom offers a peaceful retreat, complete with a stylish en-suite shower room featuring twin basins and built-in storage. Four further bedrooms provide flexibility for family, guests or study, one currently arranged as an additional workspace and leading through to a fifth bedroom. A smart family shower room completes the accommodation.



Outside, the setting is just as appealing. The cottage occupies a gently elevated corner plot, approached via stone steps and framed by traditional low stone walls and gravelled terraces. In spring and summer, cascading wisteria softens the stone façade, adding colour and a sense of country charm.

The gardens extend to approximately half an acre and are a true highlight - generous, private and beautifully established. Mostly laid to lawn and enclosed by walls, they are bordered by mature planting and interspersed with seating areas that invite you to pause and enjoy the surroundings. An orchard area, dotted with fruit trees, offers further space to wander or relax, and even holds potential for the addition of an annexe, subject to the usual consents. A powered shed provides useful storage or workshop space.

Holly Cottage is a home that combines village charm with modern ease, offering both comfort and a sense of quiet escape.

Location

Middle Aston is a small rural hamlet in north Oxfordshire, set within attractive rolling countryside between Oxford and Banbury, and approximately ten miles north-west of Bicester. It offers a peaceful village setting while remaining well placed for access to nearby centres and transport links.

Together with neighbouring Steeple Aston and North Aston, it forms part of a cluster of villages known locally as "The Astons". Steeple Aston is within easy reach and provides a good range of day-to-day amenities including a village shop with post office, primary school, village hall, pub and parish church.

More extensive facilities can be found in Bicester and Banbury, both within around 10 miles, while the historic city of Oxford (approximately 16 miles) offers comprehensive shopping, cultural and leisure amenities. Transport links are strong for a rural location, with rail services available from nearby stations including Oxford Parkway and Bicester North, providing regular connections to London Marylebone. The M40 (J10) is also within convenient driving distance, offering excellent road access to London, Birmingham and the wider motorway network.

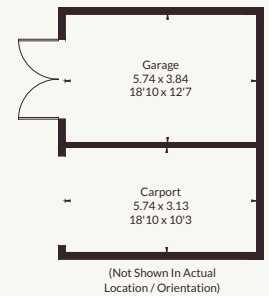
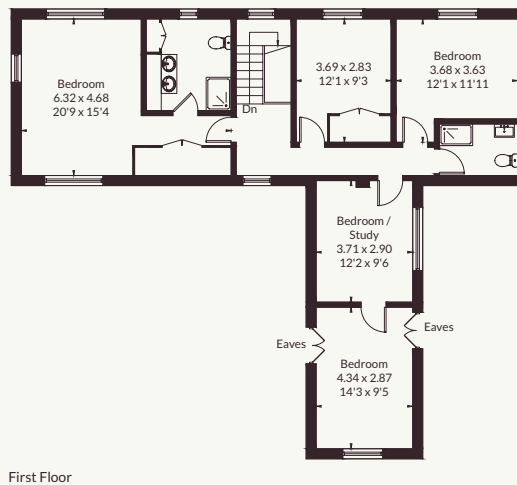
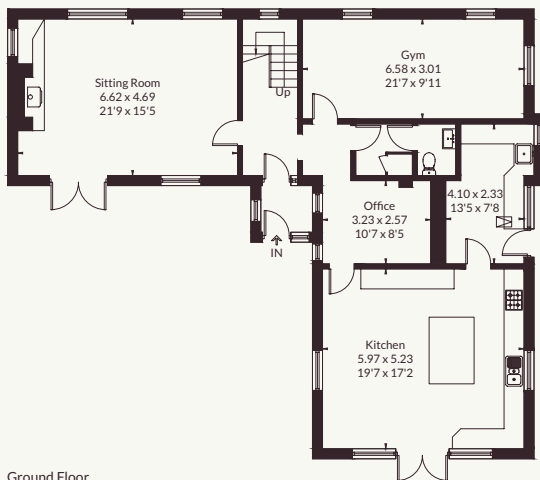
Postcode region: OX25

General

Local Authority: Cherwell District Council
Services: Mains electricity, drainage and water. Oil-fired central heating. Solar panels.
Council Tax: Band G
EPC Rating: D
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>



Approximate Floor Area = 219.2 sq m / 2359 sq ft
 Garage = 22.1 sq m / 238 sq ft
 Total = 241.3 sq m / 2597 sq ft (Excluding Carport)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition. All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #108102

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