



Hill House

Paines Hill, Steeple Aston, Bicester

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A charming and characterful three-bedroom cottage nestled within the desirable village of Steeple Aston, blending modern design with original features.

The delightful Grade II-listed house is well located close to village amenities. Internally, the spacious rooms are beautifully presented, with vibrant wall coverings, character elements such as exposed beams, and complementary heritage colours which suit the setting.



2 RECEPTION ROOMS



3 BEDROOMS



2 BATHROOMS



GARAGE & PARKING



COURTYARD GARDEN



FREEHOLD



VILLAGE



1,465 SQ FT



**GUIDE PRICE
£700,000**



The property

A truly sociable house, the layout of the ground floor enjoys excellent flow with its circular access all the way around: the kitchen opens to the dining room, which in turn opens onto the sitting room, and again to the boot room. The history of the house, which dates back to 1806 and earlier, can be seen throughout, now complemented by a more modern décor scheme. The sitting room, with its cavernous inglenook fireplace, Clearview woodburner and beamed ceilings feels wonderfully welcoming and cosy, with two windows overlooking the pretty street to the front – the formal dining room has the same outlook, and is attractively appointed and benefits from additional storage. The light and airy kitchen has French windows opening to the rear garden, space for a breakfast table and painted bespoke cabinetry topped with quartz work surfaces. A useful boot room adjoins the kitchen and leads out to the garden. Upstairs, the principal bedroom has its own en suite bathroom with claw-footed bathtub, while the two remaining double bedrooms share a family bathroom.



Outside

Hill House has a charming appearance from the road, with landscaped ornamental trees complementing the double-fronted design of the house providing pleasing symmetry. Access leads around the side to a parking area where there is a double length garage en bloc. At the rear of the property there is a private and well secluded courtyard garden, featuring mature flowerbeds and space for garden furniture – the ideal space for entertaining alfresco.

Location

Steeple Aston is a sought-after village with amenities including a village store and Post Office, a popular public house – The Red Lion, a village hall and Dr Radcliffe's CE Primary School, which is a convertor academy and is a member of the Oxford Diocesan Schools Trust. The village comprises mostly stone built houses and has a lengthy history, with roots going back to Roman times.

The village is a designated conservation area and is set within glorious countryside close to the river Cherwell, with excellent access to footpaths and bridleways in the surrounding area. Bicester has more extensive amenities and superstore shopping, approximately eight miles east, as well as designer shopping in Bicester Village. Soho Farmhouse is also eight miles distant. Access to the M40 motorway is via junctions 9 or 10. Heyford, Bicester North, Banbury and Oxford Parkway train stations provide an excellent service to London Marylebone. The area is renowned for its excellent schooling: Tudor Hall is in Banbury, while the Oxford schools including the Dragon, Summerfields, Oxford High School and St Edwards are within 30 minutes' drive.



Distances

- Bicester 8.3 miles
- Kidlington 8.7 miles
- Banbury 10.6 miles
- Oxford 16 miles

Nearby Stations

- Heyford 1.1 miles
- Bicester North 8.7 miles
- Oxford Parkway 10.7 miles
- Oxford 15.2 miles

Key Locations

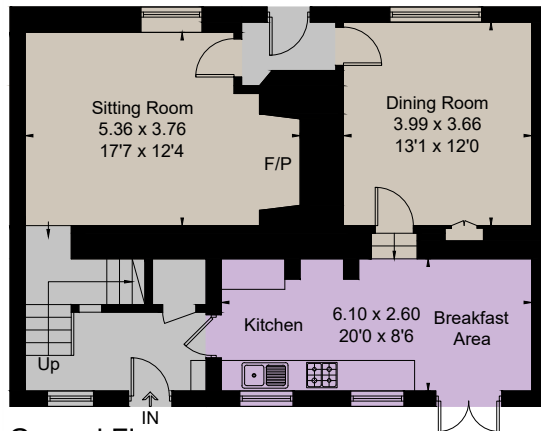
- Bicester Village 8.3 miles
- Soho Farmhouse 8.4 miles
- Daylesford 18.4 miles

Nearby Schools

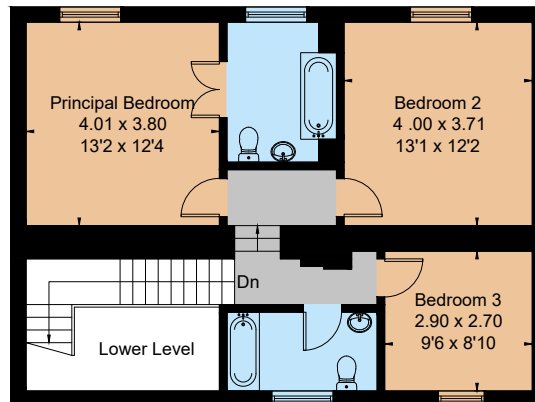
- Dr Radcliffe's C of E Primary School 0.2 miles
- Heyford Park School 3.8 miles
- Gosford Hill School 9.6 miles
- Summer Fields 12.3 miles
- Oxford High School 12.7 miles



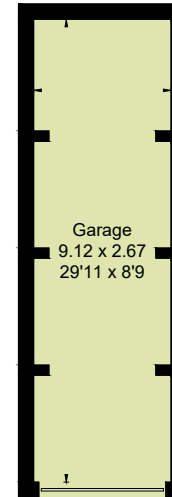
Approximate Floor Area = 136 sq m / 1465 sq ft
 Garage = 24 sq m / 262 sq ft
 Total = 160 sq m / 1727 sq ft



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)



Floorplans

Main House internal area 1,465 sq ft (136 sq m)
 For identification purposes only.

Directions

OX25 4SQ

///what3words: ///cries.insurers.winners

General

Tenure: Freehold

Local Authority: Cherwell District Council

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Services: Mains electricity, water and drainage.
 Gas central heating.

Council Tax: Band F

EPC Rating: C



Drawn for illustration and identification purposes only by @fourwalls-group.com #93684

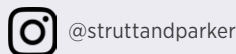
IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken June 2025. Particulars prepared July 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited

Oxford

201-203 Banbury Road, Summertown, Oxford, OX2 7LL

01865 692303

oxford@struttandparker.com
 struttandparker.com



For the finer things in property.

