



Mulberry House, Steeple Aston

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Mulberry House

South side

Steeple Aston

Oxfordshire

OX25 4RY

Mulberry House is a rare treasure that seamlessly combines timeless elegance with contemporary comfort.

Great Tew (Soho Farmhouse) 7 miles, Bicester North Station 9 miles, Banbury 10.4 miles, Oxford 15 miles, Bicester to London Marylebone by rail from about 50 minutes

Entrance hall | Kitchen | Dining room | Garden room | Sitting room | Principal bedroom with en suite | Five further bedrooms | Family bathroom | Swimming pool | Gardens | Garage
EPC Rating TBC

The property

Mulberry House, is an exquisite residential gem nestled in the picturesque village of Steeple Aston. This stunning property offers an unparalleled blend of modern luxury and timeless charm, making it the perfect haven for discerning homeowners seeking tranquillity and elegance. Mulberry House stands proudly on the south side of the village, surrounded by lush, landscaped gardens that evoke a sense of serenity and enchantment. The meticulously manicured lawns, colourful flowerbeds, and mature trees create a captivating first impression, complemented by a walled swimming pool. Mulberry house highlights an elegant blend of Georgian and Victorian architectural elements, exuding character and history at every turn. The stone façade, sash windows, and pitched roof contribute to the home's distinctive charm. Walking into the property, you are greeted with a lovely entrance hall and farmhouse style kitchen with an open plan dining room with doors opening to the courtyard. Further on are two receptions with the main drawing room containing wooden

beams and a wood burner. Upstairs you open onto a large hallway with the principal bedroom having views over the gardens with an en suite. There are four further bedrooms serviced by a family bathroom.

Outside

The landscaped gardens are nothing short of an outdoor paradise, offering an oasis of calm and beauty. A paved terrace, adorned with tasteful outdoor furniture, creates the perfect space for al fresco dining and entertaining. Meandering paths lead through the garden, guiding you to the walled swimming pool and charming summerhouse, completing the idyllic setting. Set in approximately 0.75 acres.

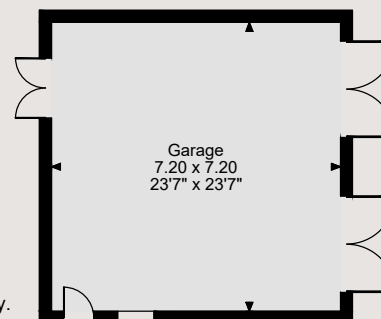
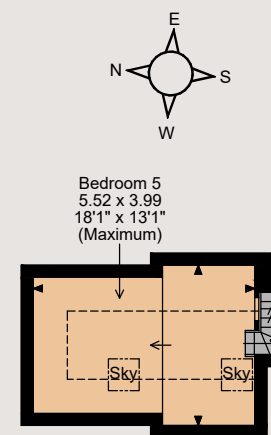
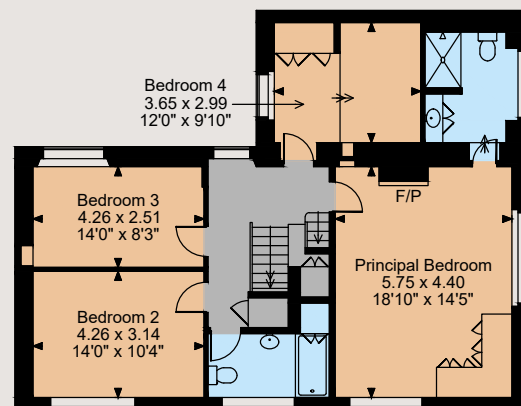
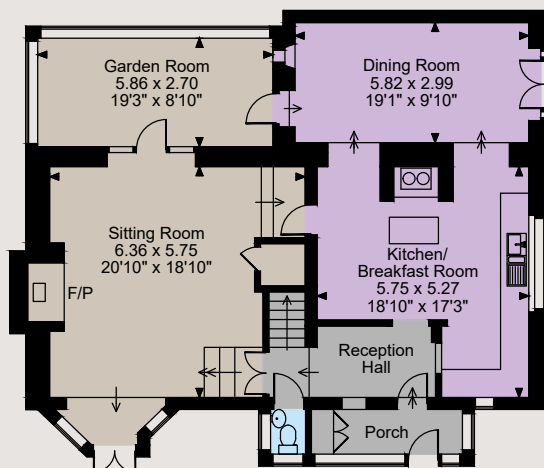
Situation

Steeple Aston has a strong village community and amenities include a local post office and village shop, and the Red Lion public house that serves local ales and pub food. There is also an excellent local village primary school in the village, Dr Radcliffe's CE, and the village lies in the catchment of the highly regarded secondary school, The Warriner in nearby Bloxham. The larger centres of Oxford (15 miles), Deddington (4 miles) and Woodstock (7.5 miles) have a wide range of amenities. School buses run from the village to excellent private Oxford schools and there is a regular bus service route from Oxford to Banbury via the village. Public footpaths are accessible from the village, including the Cherwell Valley South walk - a 7 mile rural route taking in Steeple Aston and a scenic stretch of the canal. The private members club Soho Farmhouse is located in nearby Great Tew, offering high end "r and r" for those who are seeking a rural retreat. Steeple Aston is well placed for access to major transport links - the M40 junction 9 and 10 are easily accessible and Bicester North railway station is 9 miles away providing an excellent service to London Marylebone on the Chiltern Line (from about 50 minutes). The rail station at neighbouring Lower Heyford station is less than one mile away.





Floorplans
House internal area 2,345 sq ft (218 sq m)
Garage internal area 558 sq ft (52 sq m)
Total internal area 2,903 sq ft (270 sq m)
For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.
□ □ □ Denotes restricted head height
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Directions

From Oxford proceed north on Oxford road through Kidlington, just prior to the town turn right onto the A4095, after 9.1 miles turn right onto south side. After 0.5 miles you will find the gated entrance to Mulberry house.

General

Local Authority: Cherwell District Council
Services: Mains gas, electric and drainage
Council Tax: Band G
Tenure: Freehold
Guide Price: £1,250,000

Oxford

Anchor House, 269 Banbury Road OX2 7LL

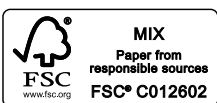
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