

3 Hill House,
Steeple Aston



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A delightful, two-bedroom apartment within historic Hill House, set within wonderful grounds in the sought after village of Steeple Aston.

Property description

Situated in the charming village of Steeple Aston, Hill House is a handsome stately home constructed of honey-coloured limestone and converted into a collection of beautifully appointed apartments. The property boasts an array of original features, including fireplaces, decorative wall and ceiling panelling, and elegant period detailing throughout. Thoughtfully reconfigured, the apartment offers elegant interiors across the ground and lower ground floors.

The home opens into a light-filled entrance hall with useful storage. The dual-aspect sitting room is beautifully bright and centred around an attractive original fireplace, creating a cosy focal point, while the decorative ceiling plasterwork is a particularly striking feature. The formal dining room features inset cabinetry and French doors opening onto the terrace, providing a pleasant space for entertaining. The kitchen is fitted with traditional-style cabinetry and enjoys wonderful natural light through extensive glazing, together with a further door leading onto the garden terrace. A tasteful cloakroom/shower room completes the ground floor.

An elegant staircase leads down to the lower ground-floor accommodation, which comprises two double bedrooms. One benefits from built-in wardrobes and the second enjoys a dual aspect, French doors opening onto the grounds, and a charming outlook. A smart contemporary shower room completes the lower ground-floor accommodation.



Hill House enjoys splendid communal grounds, approached via a sweeping gravel driveway offering ample parking for residents and guests. The property itself also benefits from a private paved terrace bordered by thoughtfully planted mature borders, providing colour, structure, and year-round interest, together with characterful stone walling. Steps ascend to a charming lawn bordered by mature trees and historic walls, creating an exceptionally private and leafy setting.

Location

Steeple Aston is a village in north Oxfordshire, set within attractive rolling countryside between Oxford and Banbury, and approximately nine miles north-west of Bicester. Together with neighbouring Middle Aston and North Aston, it forms part of a cluster of villages known locally as "The Astons". The village provides a good range of day-to-day amenities including a shop with post office, primary school, village hall, pub and parish church.

More extensive facilities can be found in Bicester and Banbury, both within 10 miles, while the historic city of Oxford (approximately 15 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

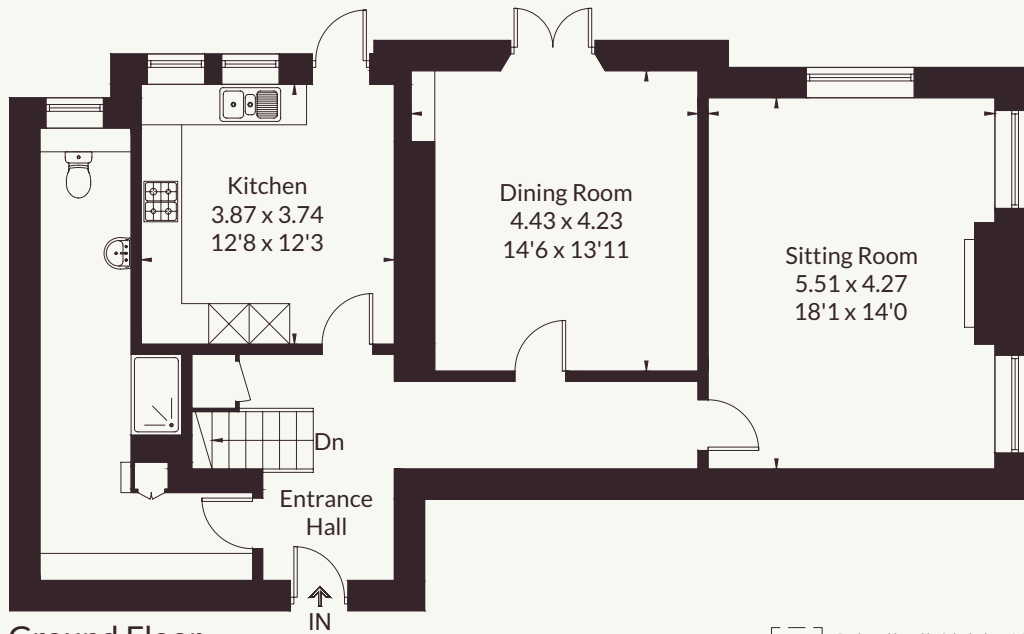
General

Local Authority: Cherwell District Council
Services: Mains electricity, drainage and water. Gas Fired Central Heating.
Service Charge: £1090 per annum
Council Tax: Band E
Tenure: Leasehold - 94 years left on it
EPC Rating: C
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

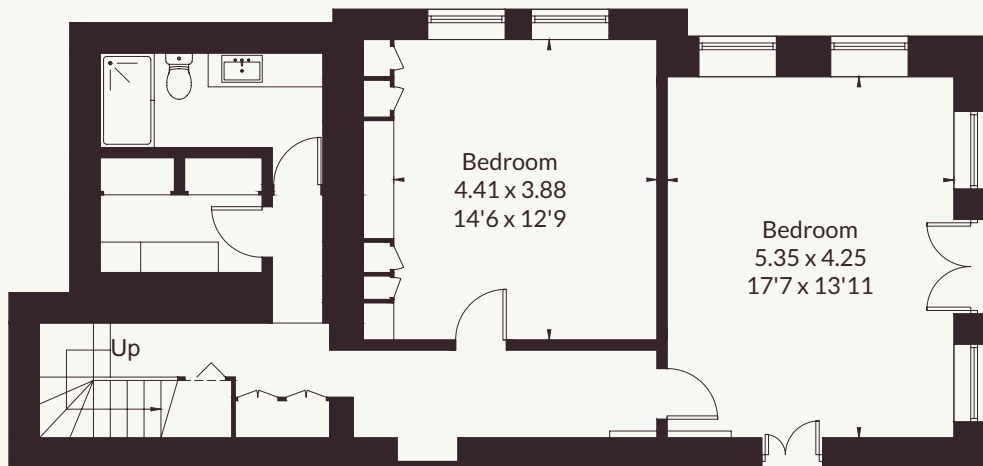


1,753 sq ft (162.9 sq m)
Two bedrooms
Communal grounds and parking
Private terrace and gardens
Village location
Freehold | Residential
Guide price £675,000

Approximate Floor Area = 162.9 sq m / 1753 sq ft



Ground Floor



Lower Ground Floor

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 #108676

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