

Orchard Lea  
Steeple Aston



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## A fantastic family house in the sought after village of Steeple Aston, Oxfordshire

Orchard Lea is a pretty 17th century Grade II listed village house with lovely and generous gardens. This much loved family house is offered for sale for the first time in over 30 years. The house has generous ceiling heights and many features synonymous with the period. The drawing room has wood flooring, panelling and a pretty box bay window overlooking the front garden. The layout can be seen from the floor plan and offers scope for remodelling, subject to the necessary consents.

A formal dining room with a window seat and a fireplace leads into the kitchen where you will find ample fitted units and built in appliances.

Leading on from the kitchen there is a barn sized room with a vaulted ceiling and a stable door to the rear garden would make a great art studio / home office. The utility / boot room offers additional storage and pantry cupboard along with access to the garden. At the rear of the property on the lower level there is a snug with a working fireplace, a vast shower/cloakroom and access to the cellar.

On the first floor you will find the principal bedroom with an ensuite bathroom, walk in wardrobe and a sash window allowing for glorious views over the private garden. There is another double bedroom opposite. Stairs lead to two further double bedrooms, a dressing area and a family bathroom. On the top floor there are two bedrooms and access to the loft.

### Outside:

The house is approached by a drive to the side of the house, which provides off-street parking. There is a double garage and useful outbuildings including stables.

There is a Grade II listed summer house, build in c 1760 by John McClary, chief gardener at nearby Rousham Park, under the influence of William Kent. The mature gardens are a particular feature and include formal areas and a paddock.



### Location

Popular Steeple Aston is an ancient village mentioned in the Domesday Book. The river Cherwell and the Oxford Canal run close by. Steeple Aston is convenient for both Oxford and Banbury and access to the M40 motorway can be gained at junction 10. Rail links available in Heyford, Oxford Parkway, Banbury and Bicester (to London Marylebone and Paddington). Within the village itself there is a shop/post office, very well-regarded primary school and pre-school, the Red Lion public house, church, playing field and play park. Within easy reach there is Soho Farmhouse, Estelle Manor, Blenheim Palace and Bicester Village.

Postcode OX25

Deddington 4 miles, M40 J10 6.7 miles, Woodstock 7 miles, Soho Farmhouse 7.5 miles, Bicester North station 8.7 miles, Banbury 10.5 miles, Oxford 13.5 miles

Bicester to London Marylebone from about 52 mins

### General

Local Authority: Cherwell Distric Council  
 Services: Mains water, drainage, gas and electricity.  
 Council Tax: Band G  
 EPC Rating: TBC  
 Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

3,988 - 4,896 sq ft (370 - 455 sq m)

Four reception rooms

Six bedrooms

Outbuildings

Acreage 1.42 Acres

Freehold

Guide price £1,600,000

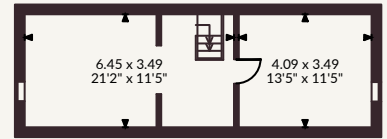
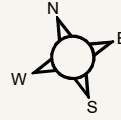
**Orchard Lea House South Side, Steeple Aston**

Approximate area = 3,988 sq ft / 370 sq m

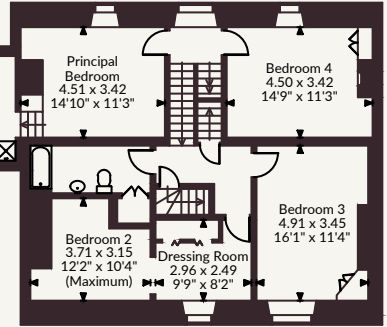
Garage = 292 sq ft / 27 sq m

Outbuilding = 616 sq ft / 57 sq m

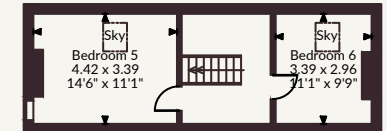
Total = 4,896 sq ft / 455 sq m



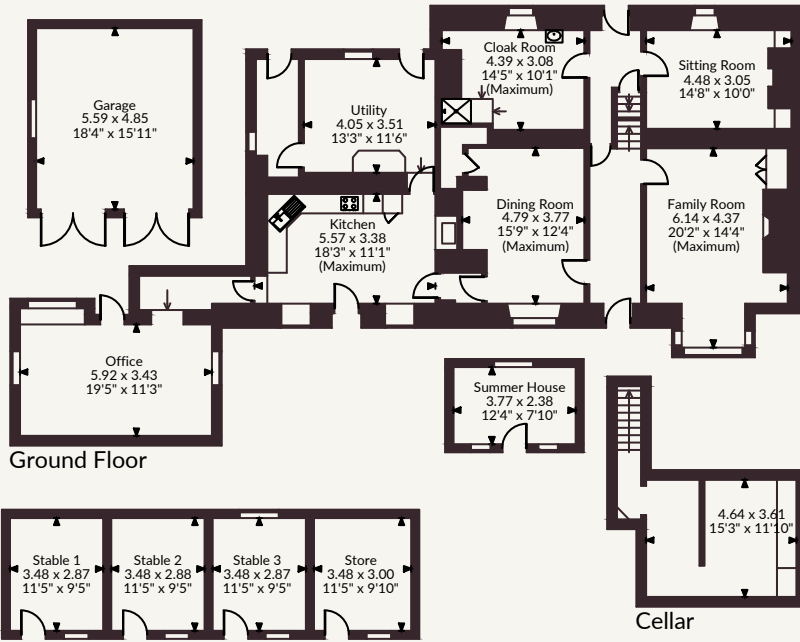
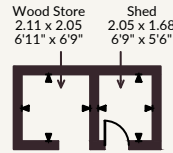
Second Floor 2



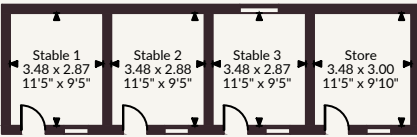
First Floor



Second Floor 1



Ground Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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**Oxford**

201-203 Banbury Rd, Oxford OX2 7AR

01865 366660 | oxford@struttandparker.com



@struttandparker

struttandparker.com

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