

CEDAR HOUSE

7 PLOWDEN PARK ASTON ROWANT OXFORDSHIRE, OX49 5SX



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PLOWDEN PARK, ASTON ROWANT OX39 5SX

Tucked behind the village green in the highly sought after and quintessential village of Aston Rowant, is this substantial family home of some 2,264 sq ft. The property offers versatile living accommodation with four/five bedrooms and two/three reception rooms and is neutrally decorated throughout.

The property has a generous frontage with driveway parking for several cars as well as an integrate double garage. On entering the property, there is a large, double aspect sitting room with working fireplace and patio doors onto the garden. This could easily be used as a sitting room diner. The spacious kitchen/breakfast room has a wide range of base and floor units with an outlook over the garden. There is also a large study as well as a fantastic family room that is currently being used as a very large downstairs bedroom with direct access to the garden. Indeed, it could very easily be converted into a separate annexe. There is also a downstairs cloakroom and utility room.

Upstairs, there is a spacious landing with the principle bedroom benefitting from an en-suite shower room. There are three further double bedrooms as well as a family bathroom.

Outside, the property offers a pretty and well established garden with mature shrubs and trees. There is also a large patio area with side access. It is ideally situated for the village green and has fantastic transport links as well as numerous walks from the doorstep.

There is also potential for a rear and side extension, subject to the usual planning consents.

‘SUBSTANTIAL FAMILY HOME IN SOUGHT AFTER LOCATION’



IN BRIEF

- Four/Five double bedrooms
- Large kitchen/breakfast room with separate utility area
- Principle bedroom with en-suite
- Flexible living accommodation



OVERVIEW

- Substantial family home offering flexible living space
- Highly sought after village
- Large kitchen/breakfast room overlooking the garden
- Double aspect sitting room with feature fireplace
- Separate utility room and downstairs cloakroom
- Four double bedrooms
- Family room/bedroom 5 to ground floor
- Double garage and driveway parking
- Home office potential
- Fantastic Commuter Links
- Idyllic location yet close to all amenities
- Large frontage with parking for several cars
- Excellent primary school in the Village

GUIDE PRICE: £895,000 FREEHOLD

SUPPLEMENTARY INFORMATION

Services: Mains gas, electricity, drainage and water

Heating: Gas central heating to radiators

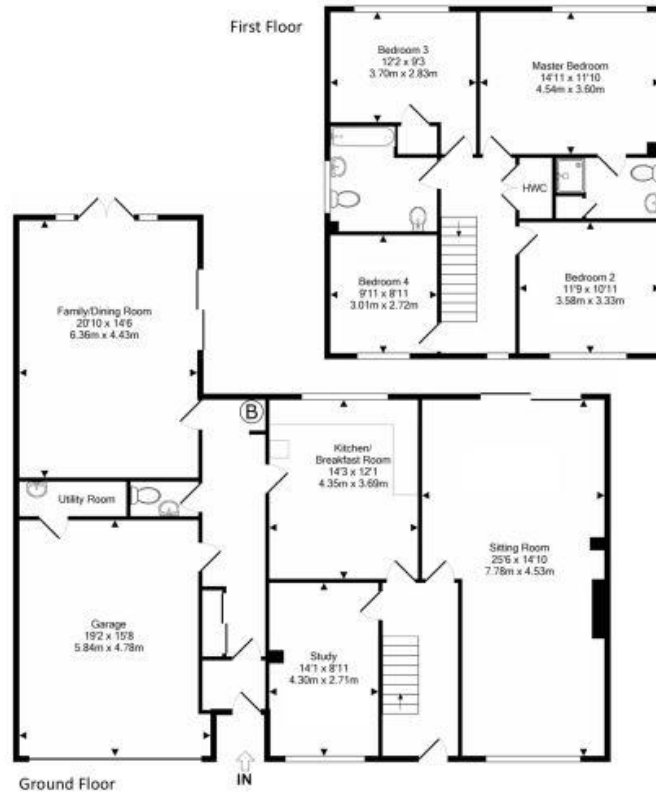
Energy Efficiency Rating: Currently 57 (D) Potentially 69 (C)

Local Authority: South Oxfordshire District Council

Council Tax: TBC

**Cedar House, 7 Plowden Park, Aston Rowant,
Watlington, Oxfordshire, OX49 5SX**

Approx. Gross Area
213 sq m – 2295 sq ft



This floor plan is for indicative guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. Details shown on this floorplan including all measurements, areas and proportions cannot be guaranteed by either the provider or agency and should

LOCATION

ASTON ROWANT is a delightful Oxfordshire village situated at the foot of the Chiltern Hills. The oldest part of the village is a twelfth century church where, history relates, the bell ringers were put in the stocks for ringing the bells when Elizabeth I, then a princess, was led along Church Lane on her way to imprisonment at Woodstock Manor. Most of the village is set around the green and there is a thriving cricket club and popular primary school that boasts outstanding Ofsted results. More comprehensive facilities are available at Chinnor (three miles), Thame, Princes Risborough and High Wycombe. For the commuter, junction 6 of the M40 is within a short drive providing ready access to London and The Midlands. There is also a regular (up to every 15 minutes) 24/7 bus service to London within walking distance of Aston Rowant and the railway stations at Princes Risborough (six miles) and Haddenham and Thame Parkway offering regular direct line services to London Marylebone and Birmingham.

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