



4 Dashwood Court  
Watlington

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**ab**

bonners & babingtons



A unique deceptively spacious 3 bedroom, 3 bathroom property, boasting distinctive architectural charm with practical & cosy living. Situated within this popular village, with excellent transport links & school.

Dashwood Court, Aston Rowant, Oxfordshire, OX49 5TA

Guide Price £695,000

- 3 Double Bedrooms
- 3 Bathrooms
- Stylish Kitchen/Diner
- Fabulous 30ft Reception Room With Balcony
- Separate Utility Room
- 2 Carports With Lockable Storage
- Popular Village
- Chain Free
- Excellent Transport Links
- Well Regarded Local School



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## 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 including a thriving cricket club and there is a very popular primary school boasting outstanding Ofsted results. A more comprehensive range of 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) bus service to London and Oxford within walking distance of Aston Rowant and railway stations at Princes Risborough (six miles) and High Wycombe offering regular direct line services to London Marylebone and Birmingham.



## Description

Set within a picturesque courtyard, this striking former stable block has been thoughtfully converted into a beautifully presented three-bedroom home. Blending distinctive architectural charm with contemporary comfort, the property offers both character and practicality in equal measure.

On the ground floor, is a central hallway where all rooms lead from and understairs storage. The stylish kitchen/ diner forms the social heart of the home. Complete with a central island, integrated appliances, and doors leading to a decked seating area, ideal for relaxed morning coffee or alfresco entertaining. In addition, there is a separate utility room with plumbing for white goods, and two double bedrooms with the master bedroom boasting ensuite facilities with bath and overhead shower, vanity unit and heated towel rail, built in wardrobes and French doors to the covered terrace. There is also another bathroom to serve guests and the second ground floor bedroom.

The showpiece of the home is the spacious first-floor reception room, extending over 30 feet and featuring a vaulted ceiling with sky lights, air conditioning, and French doors that open onto a private balcony. The perfect place to entertain and a room your guests will envy.

On the first floor there is also another double bedroom/study with beautiful picture gallery windows and a separate modern shower room.

Externally, the property benefits from two carports for parking and lockable storage behind.

Other notable features include; oil central heating, broadband speed through Talk Talk 36Mbps speed.





## General Remarks and Stipulations

### Tenure

Freehold

### Services

Oil Central Heating, Mains Drains

### EPC Rating

70

### Local Authority

South Oxfordshire District Council

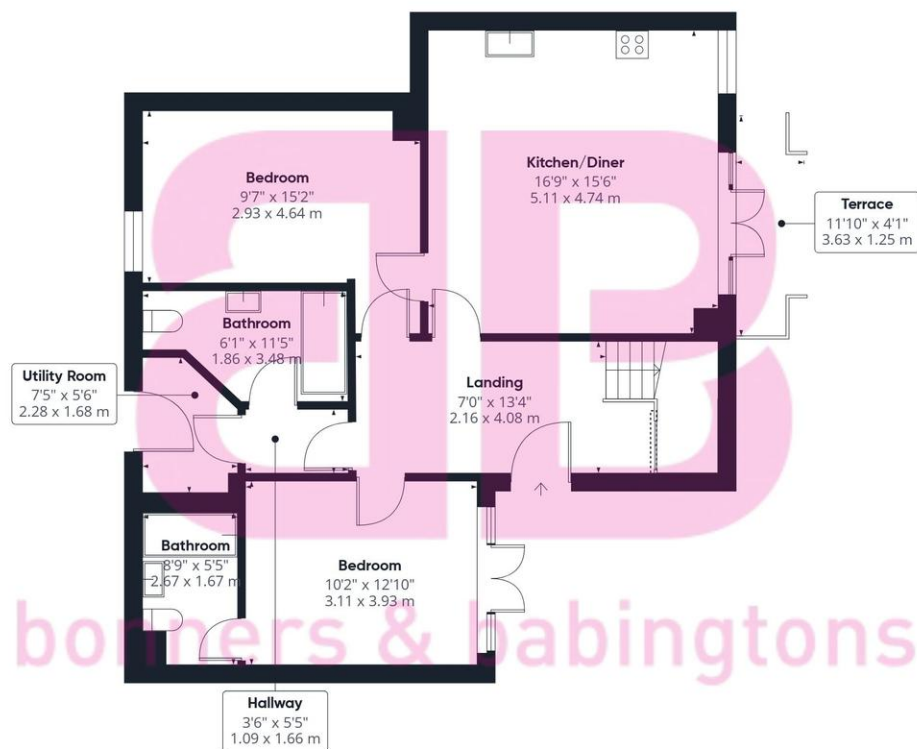
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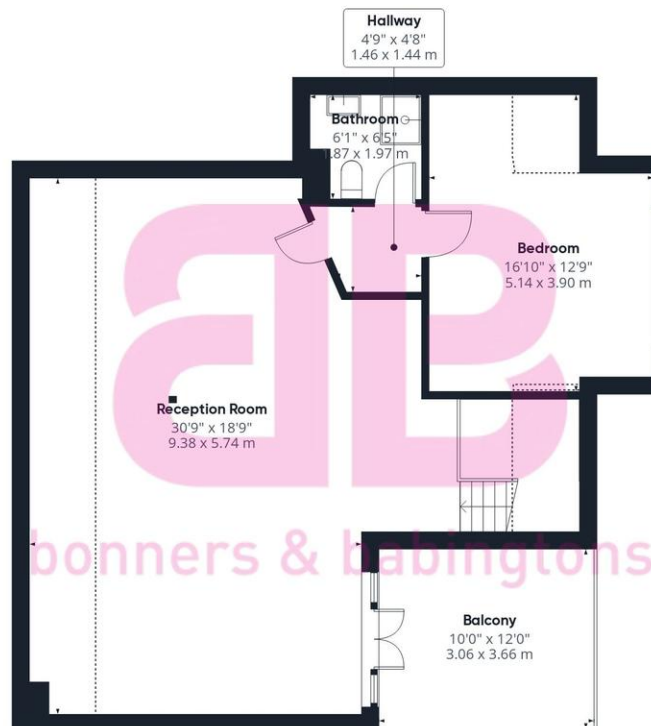
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Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

1742 ft<sup>2</sup>  
161.8 m<sup>2</sup>

Balconies and terraces

163 ft<sup>2</sup>  
15.2 m<sup>2</sup>

Reduced headroom

131 ft<sup>2</sup>  
12.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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