



Spring Lane, Aston Upthorpe OX11 9EH



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Set in a stunning semi-rural location with lovely views, yet close to the middle of this delightful village, a beautiful Grade II listed barn conversion with grounds of just over an acre. The barn comprises 4/5 bedrooms and 2 bathrooms with a double height reception hall and c.20' square drawing room with fireplace and part vaulted ceiling: also a dining room, kitchen, possible family room and utility. Outside there is a double garage and substantial studio comprising 2 rooms and covered walkway.

The property has oil-fired central heating to radiators and is double glazed.

Tenure - Freehold

Accommodation

Entrance Porch: Brick step, front door and side window to:

Reception Hall: 17'8 x 6'9 Window to rear, herringbone wood floor, exposed brickwork, wall timbers and beams, radiator, cupboard housing oil fired boiler, stairs to galleried landing, cupboard under.

Cloakroom: White 2-piece suite, window, wall timbers.

Drawing Room: 20'7 x 19'5

Patio door to rear, two tall windows to side, window to front, brick fireplace and stone hearth, brick chimneybreast and part vaulted (12'8) ceiling, herringbone wood floor, radiator, wall timbers.

Dining Room: 20'2 x 11'7 Window and patio door to rear, herringbone wood floor, radiator, exposed brick, wall timbers, down lighters.

Kitchen: 16'2 x 8'7 Two windows to front, range of storage units, worktops, Rangemaster cooker (electric) integrated dishwasher, tiled floor, down lighters.

Utility Room: 8'7 x 8'2 Stable door and window to front, tiled floor, exposed beams, down lighters, appliance space, cupboard.





Inner Hall: Airing cupboard, down lighter.
 Family Room/Bedroom 5: 10'6 x 9'9
 Window to rear, radiator: wall timbers. Stairs up to bedroom 3.
 Bedroom 4: 13'3 x 9'9 (excluding wardrobe)
 Front aspect, wood style floor, radiator, beams, range of wardrobes.

Shower Room: 9'8 x 5'5 Window to rear, white three piece suite including walk-in shower cubicle, tiled walls and floor, chrome radiator, down lighters, space for washing machine and tumble drier.

Galleried Landing (from reception hall):
 Velux window, wood floor, wardrobe.

Bedroom 1: 19'11 x 12'4m Four Velux windows, wood floor, Oak frame and beams, range of wardrobes, down lighters, radiator.

En Suite Bathroom: Four piece suite incl. large bath and spa unit, shower attachment, wood floor, Velux, down lighters, radiator, tiling.

Bedroom 2: 13'1 max. x 9'8 Velux windows to front and rear, wood floor, chimneybreast, radiator.

Bedroom 3: 12' x 9'11 Two Velux, wardrobes, radiator, space saver stairs down to family room.

Outside:

The property is approached via a long drive that passes two paddocks before entering the property. There is a large gravel driveway to the front and side of the barn, adjacent to the garage and with generous parking and turning space.

There is a small patio terrace with a raised bed and landscaping around the front whilst to the rear there is an extensive paved terrace interspersed with planting and box hedging, it leads to an area of lawn with mature trees and hedges to the borders.

Extending away from the far side of the drive is a large paddock with a line of trees to one side. This also houses the studio and abuts further farmland with far reaching views.

Detached Studio:

Studio 1: 19'5 x 15'5 Tall window and French door to veranda, vaulted ceiling with Velux, light and power.

Shower Room: White 3-piece suite.

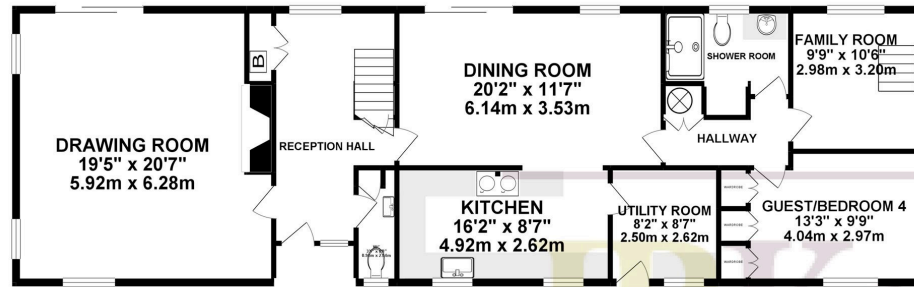
Covered walkway: 19'6 x 9'8 Access to both wings open to veranda.

Studio 2: 19'6 x 15'5 Door and window to veranda with French doors to middle, wood floor, vaulted ceiling and two Velux windows.

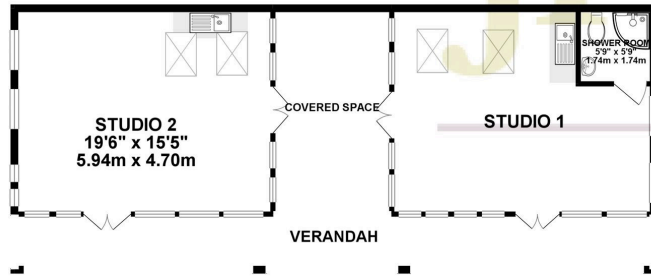
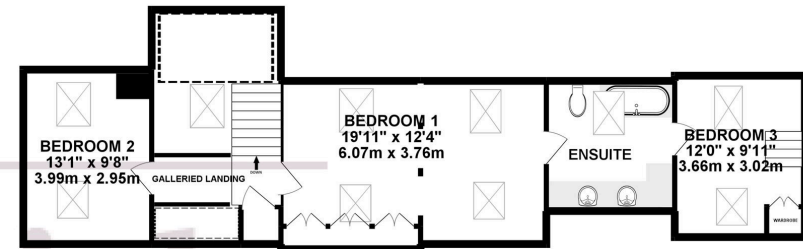
Detached Double Garage: 20'4 x 19'7 Two sets of twin doors to drive, light and power, inspection pit, access to loft room with light.



GROUND FLOOR



1ST FLOOR



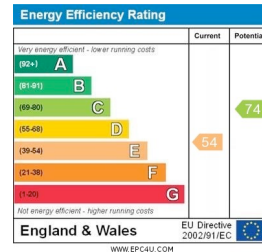
TOTAL FLOOR AREA : 2163.55sq. ft. (201.00 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

Turn left into Market Place, follow through to St Leonard's Square and take the next right into St John's Road which becomes Hithercroft Road. Follow this across the roundabout and continue for 2 miles, turn right at the junction to stay on Hithercroft Road, after a further half mile, at the T-junction turn left into Anchor Lane, this becomes Moreton Road, continue on to Fullers Road which becomes Spring Lane. The drive to the property is shortly on the right.



Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

