



MORGAN & ASSOCIATES

VILLAGE PROPERTY CONSULTANTS

7 Dashwood Court, Aston Rowant, OX49 5TA



ASTON ROWANT

Aston Rowant is an idyllic South Oxfordshire village with an active community, centred around a large village green. Situated at the foot of the Chiltern Hills and positioned just a short drive from the nearby market towns of Thame and Watlington with their wide range of amenities. The village has a thriving cricket club, church and popular primary school located only a short walk from Dashwood Court.

The city of Oxford is just over 16 miles away by car. Aston Rowant has fantastic transport links, making it an ideal location for the commuter. Junction 6 of the M40 is a short distance away. Likewise, there is a conveniently situated stop in Lewknor for the Oxford Tube bus service, which travels between London and Oxford every 15 minutes. The Airline Oxford Bus Company also offers a frequent service to London Heathrow and Gatwick airports. High Wycombe, Princes Risborough and Haddenham & Thame Parkway stations are just a short drive away and offer a fast and convenient service into London Marylebone.

Bedrooms 3 | Bathrooms 2 | Receptions 2 | EPC D



7 DASHWOOD COURT

Dashwood Court is a delightful private community of eight residential dwellings, formerly a collection of Victorian farm buildings that were converted in 1997, situated between the church of St Peter & St Paul and the village green in the picturesque village of Aston Rowant. It is approached via a gravel driveway leading into a large courtyard with three detached barns, providing two covered carports with storage for each property, and additional visitor parking. A central courtyard with well-kept communal areas lead to the individual properties.

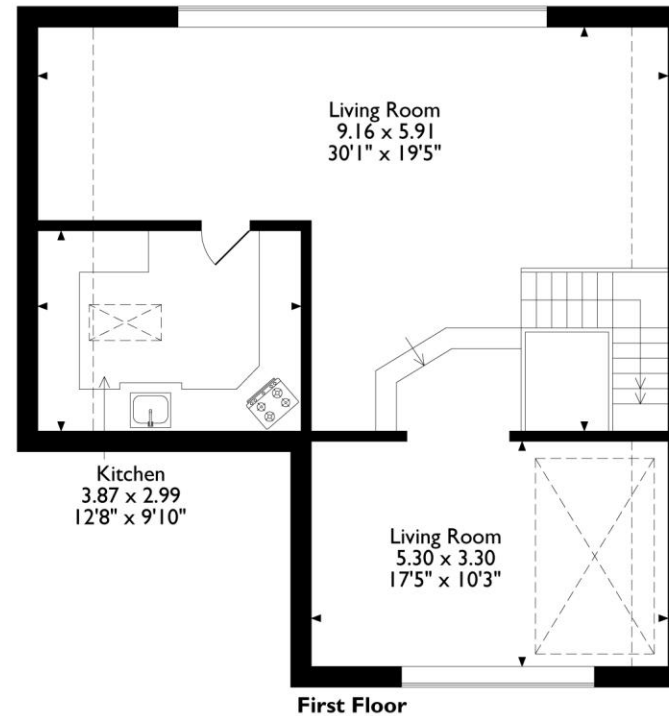
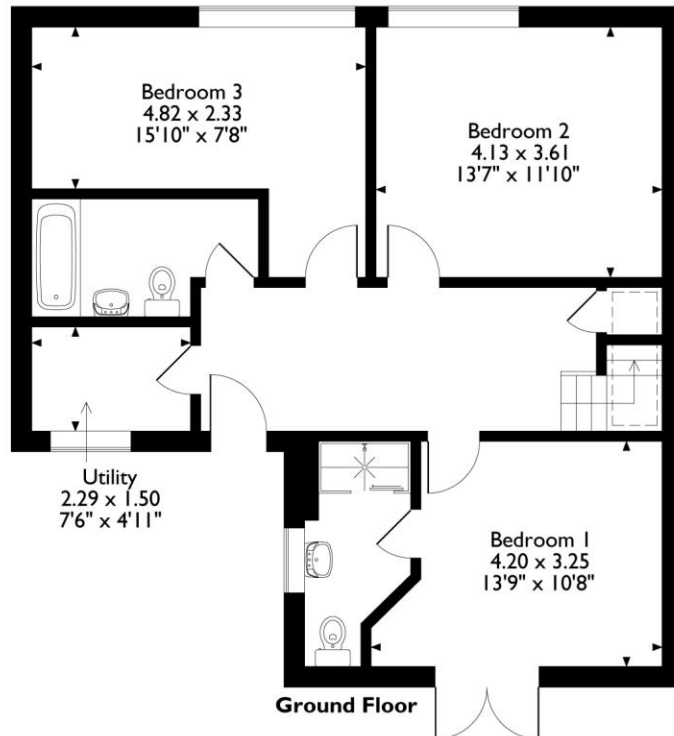
Set in a peaceful village location, the accommodation extends to 1,540 sqft and includes an impressive reverse level living first floor open plan living arrangement with vaulted ceilings, stripped wood flooring, architectural glazing, providing a wealth of light and views towards the village green through the arched window. This is an ideal space for entertaining and large enough to house separate living, dining and study areas. The kitchen is neatly tucked away and benefits from a good range of matching units and breakfast bar.

The bedrooms are located on the ground floor off a spacious and inviting central hallway with checkerboard flooring. The principal bedroom sits at the front of the property and benefits from an en-suite shower room and French doors which open onto a decked seating area. There are two further light and airy double bedrooms and a family bathroom. A convenient utility room completes the downstairs accommodation.

The property has been redecorated throughout and is offered to the market with no onward chain. Dashwood Court would make an ideal Pied-a-Terre or village home with WOW factor!



7, Dashwood Court, Aston Rowant, Watlington, Oxfordshire
Approximate Gross Internal Area
142 Sq M/1528 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | 77 |
| (55-68) D | 64 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |

SERVICES

Oil fired central heating, mains water and mains drainage.

South Oxfordshire Village Council

Council Tax Band F

Service charge: £50 pcm

VIEWINGS STRICTLY BY APPOINTMENT THROUGH MORGAN & ASSOCIATES

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. These plans are for representation purposes only as defined by RIC's Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by Morgan and Associates and no guarantee as to their operating ability or their efficiency can be given.

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