



Ferndale  
Back Lane, Aston, Oxfordshire OX18 2DQ

## Ferndale, Back Lane, Aston, Oxfordshire OX18 2DQ

Ferndale is a truly stunning detached family home adjacent to paddocks, situated in this pretty, traditional village on the edge of the Cotswolds. The property is set in an idyllic position in the village; Back Lane is a very quiet and narrow lane epitomising the tranquillity of Aston. Ferndale has been transformed into an imposing residence with contemporary living space, and is set in large private gardens in this desirable position. On the ground floor is a large entrance hall with a study to your left and a spacious sitting room with a woodburner to your right. There is a stunning open plan kitchen/dining room to the rear with views of the garden, a utility room, a wet room with a shower and WC, and completing the ground floor accommodation is a large family room. Upstairs are 5 bedrooms, including the master bedroom with an ensuite shower room, a second bedroom with an ensuite bathroom, 3 further bedrooms, a small study and a family bathroom. There are lovely gardens to the front and rear of the house, laid mostly to lawn, and overlooking paddocks to the side and rear. The long sweeping driveway and frontage, bordered by a new dry stone wall, offers parking for several vehicles, plus a turning area which leads to the detached double garage, which has storage above and potential for adding to the accommodation if required. The double garage has planning consent to convert the first floor to holiday accommodation.

Situated in the sought after village of Aston, within striking distance of Witney, the A40, Burford and Oxford. Aston is renowned for the award winning Aston Pottery which now includes a restaurant/cafe, which is open 7 days a week. Aston also has a highly regarded village primary school, a local grocery shop, a church, public houses and a thriving community.

### Directions

From Witney town centre proceed along Corn Street. Take the first exit at the roundabout onto Ducklington Lane. Proceed through 2 sets of traffic lights and under the flyover. At the roundabout proceed straight over onto A415. Take the second turning on the right signposted Aston and continue along this road for approximately 2 miles into the village of Aston. Take the first turning on the right into Back Lane and continue along. Ferndale can be found on the left hand side.

Draft details - may be subject to alterations. 12J20





#### GROUND FLOOR

Entrance Hall  
Living Room  
Kitchen/Dining Room  
Utility Room  
Family Room  
Study  
Wet Room/Cloakroom

Double Glazing

Gas Central Heating

#### OUTSIDE

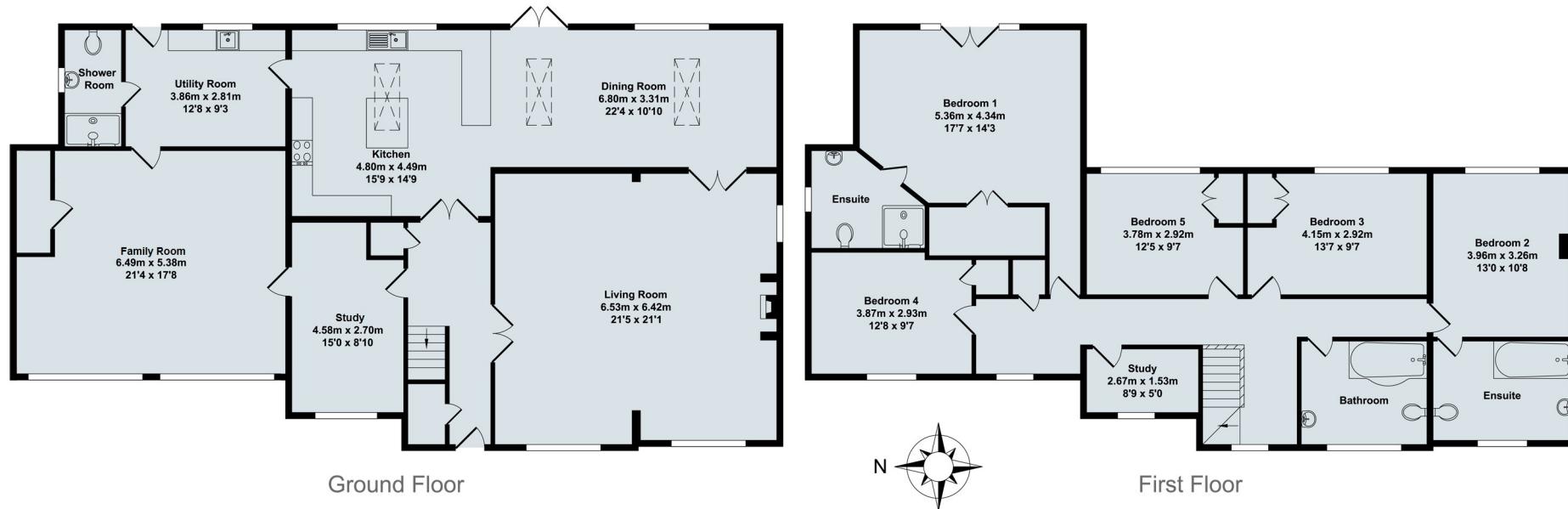
Detached Double Garage  
Driveway Parking For Several Vehicles  
Large Garden To The Front, Side & Rear  
Views Over Paddocks

#### FIRST FLOOR

5 Bedrooms  
Ensuite Shower Room  
Ensuite Bathroom  
Family Bathroom  
Second Study

**Price £1,250,000**  
**Freehold**  
**WODC Band G - £3163.07 for 2020/21**





**Ferndale**  
Total Approx. Floor Area 291.08 Sq.M. (3133 Sq.Ft.)

All items illustrated on this plan are included in the "Total Approx Floor Area"

## Contact:

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