



LEECHADWICK

SOLICITORS LLP
& ESTATE AGENTS



Cote Road

Aston

Offers in Excess of £350,000

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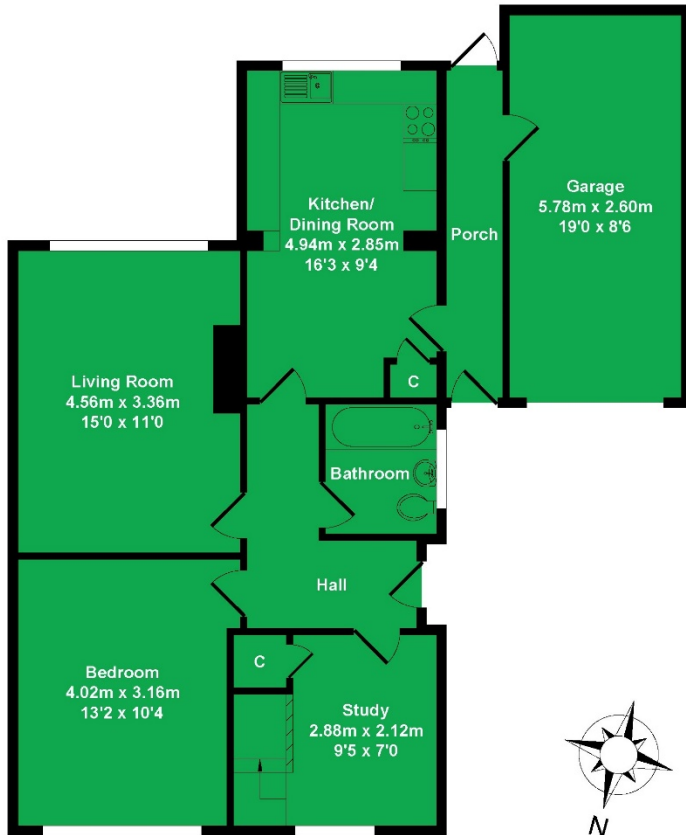
Local Authority: West Oxfordshire District Council

Council Tax Band: D for 2023/2024 - Tenure: Freehold

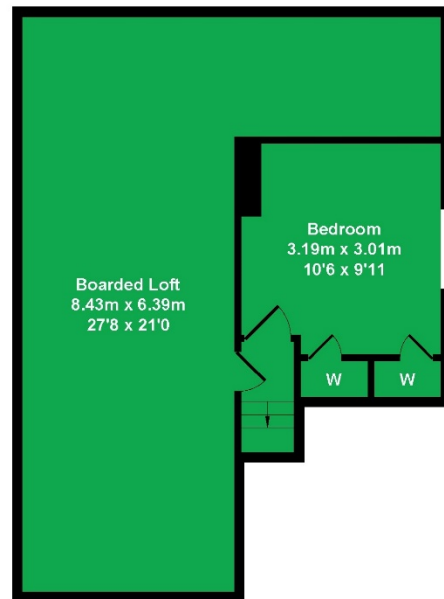
58 Cote Road is a spacious 2/3 Bedroom semi-detached chalet bungalow in the pretty village of Aston. The property offers driveway parking with Carport and Garage. Scope to extend subject to the usual consents in a large plot of land. The property is offered for sale with NO ONWARD CHAIN.

The property comprises:

- Hallway
- Living room with open Fireplace
- Study
- Kitchen/Dining Room
- One Downstairs Bedroom
- Two further Bedrooms (one loft room partially converted)
- Family Bathroom
- Wood Floors
- Gas central heating
- Off Street Parking for several cars
- Rear garden with lawn and vegetable patch
- Garage with side access to rear garden
- Potential to Extend subject to consents



Ground Floor
 Approx. Floor
 Area 82.80 Sq.M.
 (891 Sq.Ft.)



First Floor
 Approx. Floor
 Area 46.50 Sq.M.
 (501 Sq.Ft.)



Total Approx. Floor Area 1392 Sq.Ft. (129.30 Sq.M.)









Aston is a pretty village in the Cotswolds with local amenities including a local shop, Aston Pottery with coffee shop, pub, and primary school. Aston is in the catchment area for the popular Henry Box School in nearby Witney. The village of Bampton is a short distance away and has much to offer and good transport links to Witney and beyond.

Disclaimer: Lee Chadwick endeavours to ensure that the floorplans, measurements and descriptions are accurate but cannot accept any responsibility for any errors, misstatements or omissions. In any event all measurements are approximate and these particulars are intended for guidance purposes only. Wide angled lenses may have been used for the photography. Lee Chadwick has not tested any appliances and purchasers should not assume that any reference to them means that they are included in the sale. It should not be assumed that any necessary planning or building regulation or listed building consents have been obtained. Any warranty or representation in relation to the property may not be relied upon. These particulars may not be included or relied upon in any offer nor may they form part of any contract. Purchasers must rely on their own inspection, legal enquiry and survey in all respects

Our ref: KR/RIC003