



## Oakwood House

Church Farm Lane | Aston Magna | Gloucestershire | GL56 9RG

**HOLMANS**  
ESTATE AGENTS

# Oakwood House

Church Farm Lane | Aston Magna | Gloucestershire  
GL56 9RG

Moreton-in-Marsh 4 miles

Cheltenham 25 miles

Oxford 35 miles

Stratford-upon-Avon 15.5 miles

A detached two-storey, four bedroom village retreat with a stunning south-facing enclosed garden.

Open-Plan Kitchen/Diner | Utility | Living Room |  
Conservatory | Master Bedroom Suite | Three  
Further Bedrooms | Garage & Gardens

EPC rating E53

Guide Price: £795,000



Positioned at the forefront of this country cul-de-sac location, enjoying good views towards countryside and the property's sumptuous gardens from the many dormer windows. This detached two-storey, four bedroom village retreat was built by a local firm of builders for their own occupation in 1998 and this is only the second time in the property's history that it has been on the open market.

The property promotes a distinctly cottage feel with a stone flagged entrance hall, an inglenook fireplace with a homely woodburning stove in the living room and an open-plan kitchen and dining area. There are three double French doors opening on to the stunning enclosed south-facing rear garden tended with care over many years by the present owner to whom the garden pays the highest compliment.

At first floor level there are four bedrooms, a family bathroom and a master suite over the double garage with a four piece ensuite bathroom and its own dressing room.

The property is warmed with propane gas fired central heating, electric underfloor heating in the kitchen and dining room and the property has 10 solar panels on the easterly facing roof which can not be seen from the house.

Church Farm Lane is positioned within the conservation area of Aston Magna, midway between the market towns of Shipston-on-Stour and Moreton-in-Marsh with the latter having its own railway station with links to Oxford and London Paddington. The village is within the catchment area for Ofsted outstanding Chipping Campden Secondary School and Blockley Primary School.



## General

Council tax band G

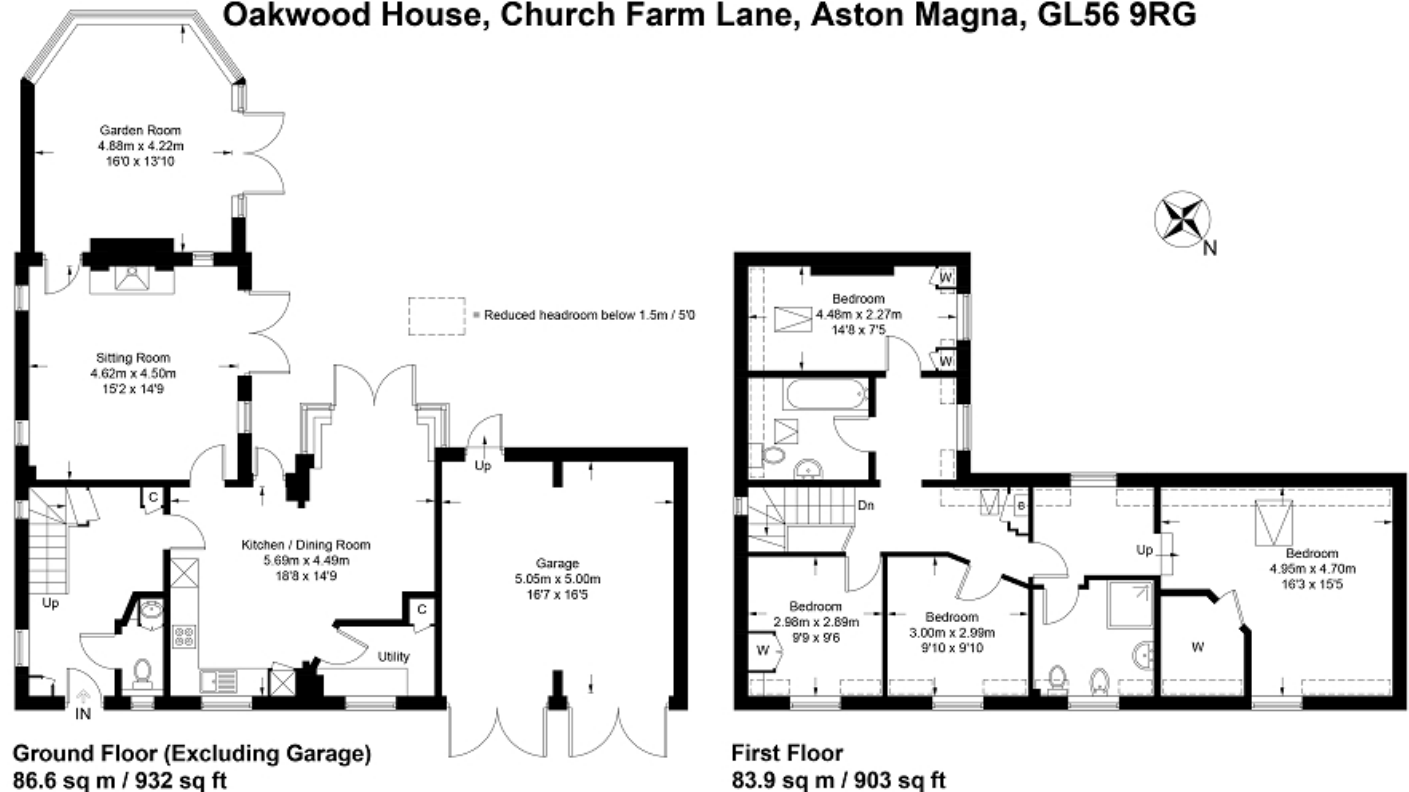
## Directions

From our Moreton-in-Marsh office, turn right and at the end of the High Street turn left signposted Batsford and Aston Magna, continue past the playing fields, following the road round to the right and after 1 1/2 miles into Aston Magna. Turn right continuing over the railway bridge, first right again and Church Farm Lane is then on the right-hand side and this is the second property on the left-hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		57
(39-54) <b>E</b>	53	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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