

## COTE ROAD

Aston, Oxfordshire OX18 2FU

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3 bedroom houses with private gardens and parking

AVAILABLE TO RESERVE OFF PLAN



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Stonewater presents a collection of new two- and three-bedroom semi-detached houses at its development of affordable homes in the charming village of Aston in West Oxfordshire. The homes are being built to a traditional style and are offered with private rear gardens and allocated off-road parking. Each will also feature a heat pump and solar panels which may help to reduce energy bills.

The new development will comprise 40 new homes on a five-acre site at the edge of Aston village. Close to the glorious open countryside of The Cotswolds, the village centre is The Square, which is actually a triangle, and home to The Red Lion, a friendly local pub which serves food and hosts a lively monthly pub quiz. The Square is also the location of the village's community grocery shop and post office.

Other local amenities include the village hall and the beautiful early Victorian Church of St James. Aston is also famous for its pottery, a range of handmade ceramics sold at nearby Aston Pottery, which also boasts beautiful gardens, a café and a giftshop.

Aston has its own school, Aston & Cote Primary School, which was rated 'Good' by Ofsted in its latest inspection. Slightly further afield is the independent Cokethorpe School in Witney, a co-educational school for pupils aged four to 18, and St Hugh's School in Faringdon, a combined primary and secondary school. Cokethorpe and St Hugh's both have 'Excellent' Ofsted ratings. The nearest larger supermarket is the Co-op, just over two miles away in Bampton. A large Asda superstore can be found in Carterton, six-and-a-half miles away.

Local outdoor attractions include Chimney Meadows, a 308-hectare nature reserve along the banks of the River Thames. Incorporating large wildflower meadows and wetlands this ancient landscape is popular with walkers, birdwatchers and horse riders. If a day with more exotic wildlife appeals, nearby Cotswold Wildlife Park & Gardens is home to more than 200 species including giraffes, penguins, zebras and rhinos.

Aston is less than six miles from the centre of Witney, the largest market town in The Cotswolds. This picturesque town's architecture reflects its past prosperity from the wool trade; today it is well known for hosting a wide variety of annual festivals.

The town offers a wide range of independent and high street shops, cafes, restaurants and pubs. Witney is also home to multiple markets, including a fine food and crafts market, a crafts and gifts market and farmers' market held on the fourth Friday of the month. Witney's permanent twice-a-week outdoor market is held on Thursdays and Saturdays.

A local bus route, route number 19, operates throughout the local area between Carterton and Witney, with a bus stop just being located outside the entrance to the development. The nearest train station is in Oxford, just under 21 miles away.

## TRAVEL DISTANCES

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• Aston & Cote Primary School	0.3 miles	• Cotswold Wildlife Park & Gardens	4.1 miles
• Red Lion pub	0.5 miles	• Witney town centre	5.5 miles
• Aston community shop	0.5 miles	• Oxford rail station	20.8 miles
• Co-op store, Bampton	2.2 miles	• Heathrow Airport	65.1 miles

# SPECIFICATION

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## Kitchen

- 'Grey Oak' effect cupboard doors, worktop and upstand
- Bar handles to doors
- Stainless Steel splashback
- White tiles to cills
- Homestead 'Distressed Latte Oak' vinyl flooring

## Flooring

- Carpeted throughout in '116 Stone' with vinyl flooring in wet areas

## Bathroom and Cloakroom

- Johnson 'City Stone Beige' tiles laid landscape, with feature tile in bathroom
- Homestead 'Distressed Latte Oak' vinyl flooring





# SITE PLAN



# PLOT 2

55 Marsh Furlong, Aston, Bampton, Oxfordshire OX18 2GJ



## 3 bedroom semi-detached house

Driveway parking

Rear garden

Downstairs WC

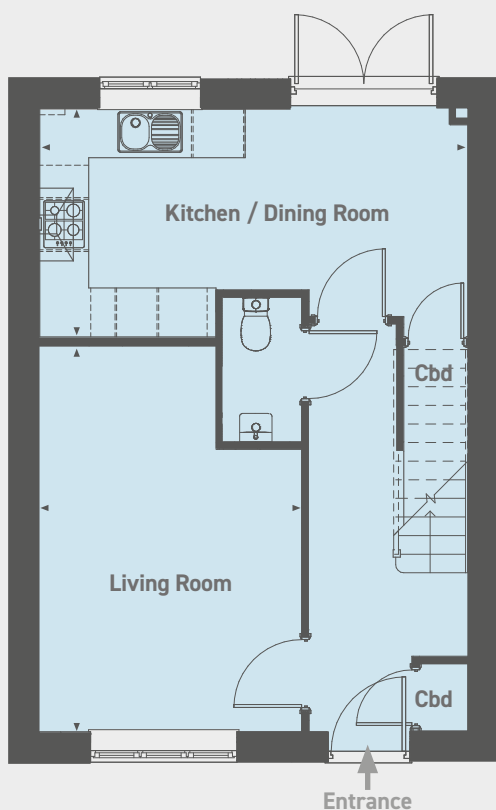
**£170,000 for a 40% share**

Open Market Value: **£425,000**

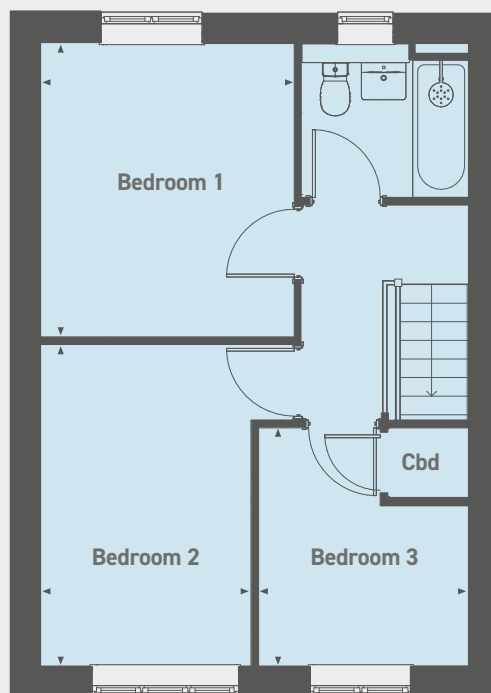
Monthly Rent: **£584.37**

Service Charge: **£36.92** per month

Ground floor



First floor



Ground floor

Kitchen / Dining Room  
5.36m x 2.88m (17'5" x 9'4")

Living Room  
4.81m x 3.30m (15'7" x 10'8")

First floor

Bedroom 1  
3.68m x 3.19m (12'0" x 10'4")

Bedroom 2  
4.02m x 2.65m (13'1" x 8'6")

Bedroom 3  
2.99m x 2.65m (9'8" x 8'6")

Please note that all sales particulars and images are for marketing and illustrative purposes only. Computer generated images are representative of the house type and not necessarily the specified plot as some details may vary. Plans may contain elements which are not present upon the final completion of the property. All room dimensions are approximate and are for general guidance only.



# PLOT 3

57 Marsh Furlong, Aston, Bampton, Oxfordshire OX18 2GJ



## 3 bedroom semi-detached house

Driveway parking

Rear garden

Downstairs WC

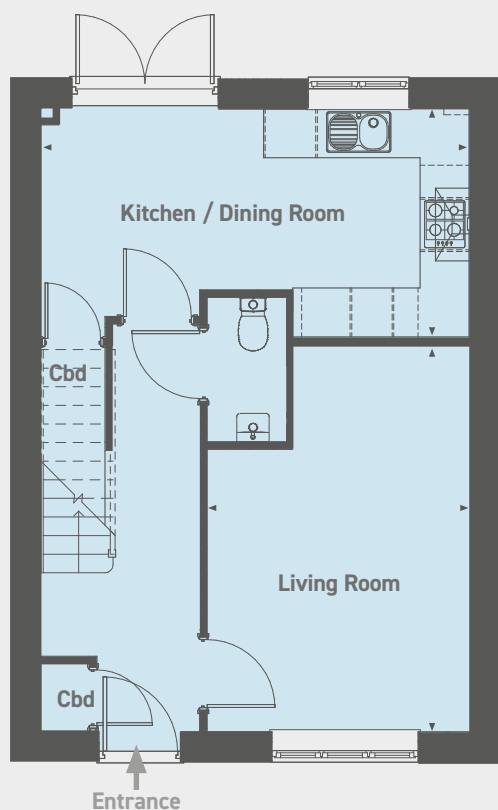
**£170,000 for a 40% share**

Open Market Value: **£425,000**

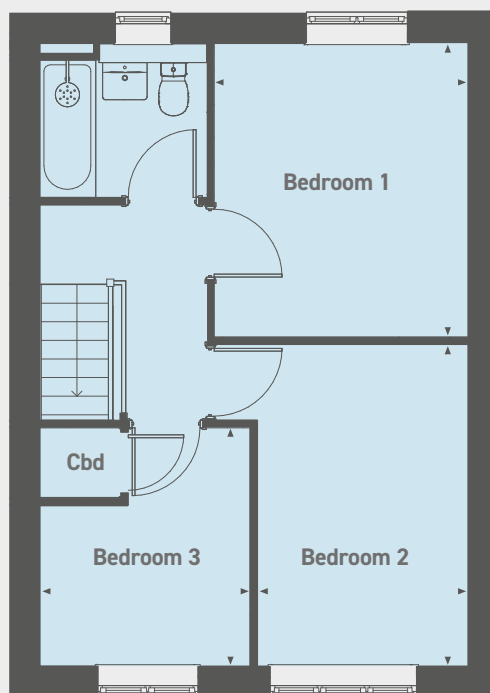
Monthly Rent: **£584.37**

Service Charge: **£36.92** per month

Ground floor



First floor



Ground floor

Kitchen / Dining Room  
5.36m x 2.88m (17'5" x 9'4")  
Living Room  
4.81m x 3.30m (15'7" x 10'8")

First floor

Bedroom 1  
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Please note the most up-to-date availability can be found on our website [www.stonewaterhomes.co.uk](http://www.stonewaterhomes.co.uk).

Alternatively call the New Homes team to find out more on 02380 658 836

Further details are available upon request.

FIND OUT ABOUT SHARED OWNERSHIP

*Stonewater, as a responsible Landlord, takes the safety of all of our customers seriously. During the process of purchasing shares in your home, we want to make sure you have considered how you will evacuate the home in the event of a fire. Please make sure you have fully considered the suitability of the property for you and all household members and ensure you have considered how you will evacuate quickly and safely in the event of a fire. If you require any support from Stonewater, please let us know.*

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