



Beacon Cottage, Aston Hill, Aston Rowant

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A lovely period family home with Georgian origins in gardens and grounds of around 2.25 acres.

### Summary of accommodation

**Ground Floor** - Entrance hall | Study | Sitting room | Drawing room  
Garden/dining room | Family room | Kitchen | Utility | Cloakroom | Cellar

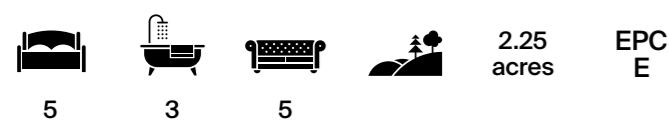
**First Floor** - Principal bedroom with en suite bathroom  
Four further double bedrooms | Family bathroom | Family shower room

**Garden and grounds** - Paddock | Two driveways with parking for numerous vehicles | Large two storey garage/studio potential

In all approximately 2.25 acres

### Distances

Princes Risborough 7 miles, London Marylebone 39 minutes, Thame 6.5 miles, Oxford 16 miles, Marlow 11 miles, Henley on Thames 14 miles, High Wycombe 9 miles, M40 (Junction 6) 1 mile.  
(Distances and time approximate).



### Location

Situated on Aston Hill, on the outskirts of the village of Aston Rowant, Beacon Cottage enjoys attractive views over open countryside. Sitting next to the Ridgeway National Trail, Britain's oldest road offering wonderful walks across the Chilterns.

For the commuter, access to the M40 (J6) is within one mile and with British Rail mainline stations at Princes Risborough (seven miles) and High Wycombe (nine miles). The Oxford Tube stop is also less than one mile away, with coaches into London and Oxford running regularly 24 hours a day. The area has a number of very well regarded primary and secondary schools, both independent and state.

## Beacon Cottage

Originally built as a public house in c.1824, Beacon Cottage is a pretty brick and flint home which has been extended to create the lovely characterful house it is today. Set on the edge of a wonderful garden with paddocks and woods beyond and in an ideal location for the London or Oxford commuter. The accommodation is arranged over two floors with a further cellar and is as shown on the enclosed floorplans. The property is very well presented throughout and retains a wealth of original period features. Of particular note, the wonderful tiled reception hall leading to the pretty sitting room with original fireplace and quarry tiled floor. Opposite is the study with wood flooring and a log burner. Beyond these is the family room again with wood burner and across the rear of the house with magnificent views over the gardens is the garden/dining room and drawing room, with log burner. Also to the rear of the house is a well proportioned and bespoke fitted kitchen/breakfast room with Aga, utility room and guest cloakroom.

To the first floor is the principal bedroom with en suite bathroom and wonderful views over fields around the property, four further double bedrooms all with their own character and country views, family bathroom and shower room.





## Garden and Grounds

Beacon Cottage is approached through a gated driveway onto a gravelled parking area. Alternatively there is a gated driveway at the rear with parking and a large double garage, accessible from The Ridgeway. The beautiful landscaped and private gardens extend to one acre, with a further 1/4 acres of paddock and woodland beyond. French doors open onto a panoramic top terrace overlooking the well-maintained lawns, floral beds and fruit trees below. Steps down past pretty brick and flint walls lead to a sunny lower terrace nestled in the garden itself. Outbuildings include a green house, paddock shelter and two-storey double garage with its own electricity meter and supply and potential to convert into a studio/annex.

## Property Information

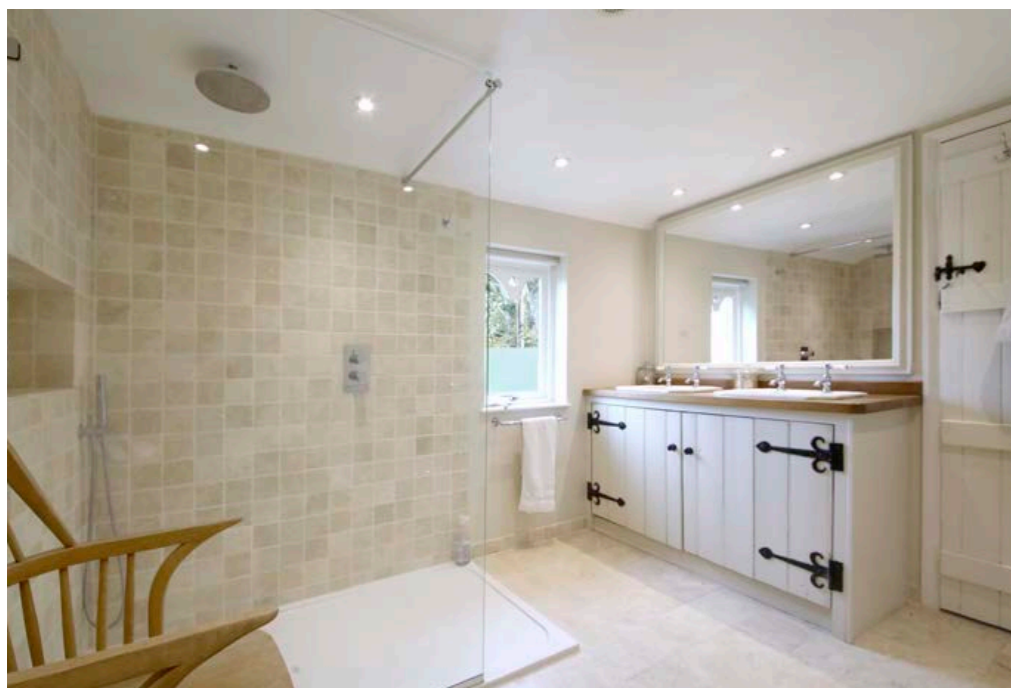
**Tenure:** Freehold.

**Services:** Mains electricity, private drainage and water supply, oil fired central heating.

**Local Authority & Council Tax Band:** South Oxfordshire District Council. Band G.

## Directions (Postcode OX49 5SD)

From London on the M40 leave at junction 6 turning right following the signs to Chinnor. After approximately 1/4 mile, take the first turning on the right into Aston Hill where the property may be found a short distance along on the left hand side.



**Approximate Gross Internal Floor Area**

Main House: 260.2 sq m / 2,801 sq ft

Cellar: 12.4 sq m / 133 sq ft

Garage: 42.2 sq m / 454 sq ft

Total: 314.8 sq m / 3,388 sq ft

Including Limited Use Area: (0.6 sq m / 6 sq ft)



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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