



WARREN LODGE

Middle Aston, Oxfordshire



A BEAUTIFUL FAMILY HOME WITH FAR-REACHING VIEWS

Generous gardens and versatile accommodation, perfectly positioned
for Oxford schools, London, and Soho Farmhouse.

   EPC
5 3 2 C

Local Authority: Cherwell District Council

Council Tax band: F

Tenure: Freehold



THE PROPERTY

Warren Lodge is an exceptional detached property offering the perfect blend of rural tranquillity and modern comfort. Set within beautifully maintained gardens and surrounded by open countryside, this home enjoys complete privacy with no immediate neighbours, yet remains within easy reach of local amenities and excellent transport links.

Constructed in attractive stone with a tiled roof, the property combines traditional charm with contemporary living. Inside, the light-filled accommodation is well proportioned and thoughtfully arranged to suit a range of lifestyles.



THE PROPERTY

The ground floor features a welcoming reception hall, a spacious sitting room with views across the garden, and a superb open-plan kitchen/dining room, ideal for family living and entertaining. A utility room and two ground-floor bedrooms, together with a bathroom, offer flexibility for guests, a home office, or multigenerational living. Upstairs, the principal bedroom suite includes generous storage and a well-appointed bathroom, while two further bedrooms and an additional ensuite shower room bathroom complete the first floor.

A detached triple garage and extensive outbuildings and stables (including a garden store and workshop) provide excellent storage and potential for hobbies or home business use. Approached through electric wooden gates and a gravel drive, the property is framed by well-tended lawns and mature planting. The garden offers wide open views across farmland and a delightful terrace area, perfect for al fresco dining and enjoying the peaceful surroundings.



GARDEN & LOCATION

Warren Lodge is ideally positioned on the edge of the sought-after village of Middle Aston, surrounded by the beautiful rolling Oxfordshire countryside.

The renowned Soho Farmhouse is only a short drive away, as are the boutique shops and restaurants of Bicester Village.

The property is also well placed for excellent schools in Oxford and the surrounding area. Travel connections are superb, with Oxford Parkway approximately 14 miles away and London easily accessible via the M40 or direct train services from Bicester North and Bicester Village stations, as well as Oxford and Banbury stations.





Approximate Gross Internal Area 2453 sq ft - 228 sq m

(Excluding Garage & Outbuilding)

Ground Floor Area 1481 sq ft – 138 sq m

First Floor Area 972 sq ft – 90 sq m

Garage Area 500 sq ft – 46 sq m

Outbuilding Area 591 sq ft – 55 sq m



(Excluding Garage & Outbuildings)
Approximate Gross Internal Area = 2453 sq m / 228 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

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