ST JOSEPH'S COURT

ASTON • OXFORDSHIRE



The spacious living room of Buscot House opens onto the patio and garden

Timeless stone construction, elegant Cotswold living

The charming village of Aston is a peaceful setting in rural Oxfordshire

ST JOSEPH'S COURT is a development of just six substantial stone-built properties with large gardens and an oak-framed car port or garage, located in the attractive village of Aston, near Witney.

These elegant four and five-bedroom properties have plenty of space for family time, entertaining and relaxation, both indoors and out. Each house is set on a large plot surrounded by mature trees, approached by its own gated driveway and with ample parking.

These houses are designed to offer a high standard of accommodation for buyers seeking the highest level of quality in design, construction and quality of fittings and finish. They feature beautiful kitchens and bathrooms and incorporate the latest in smart home technology for convenience and peace of mind.



Boating on the River Thames

Beautiful new homes; exceptional refurbishments

Stylish and spacious, luxurious and elegant

ST JOSEPH'S COURT is a delightful close of just four characterful, individual four and five-bedroom stone and timber-frame houses and a high-quality refurbishment of Westfield House into two unique properties. All six have generously proportioned living spaces with large windows and bi-fold garden doors which let natural light flood in.

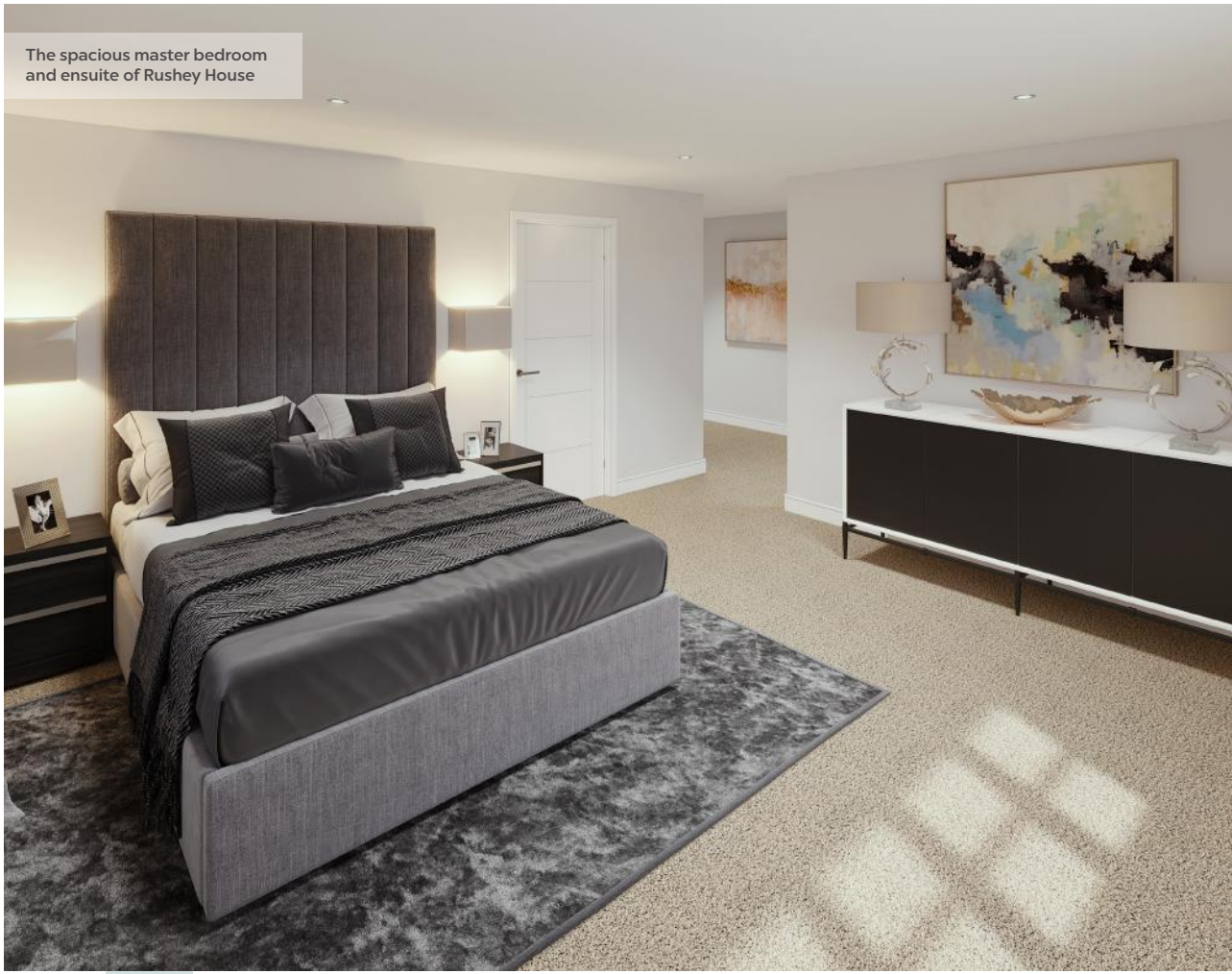
The centrepiece of each house is the high-specification bespoke kitchen, individually designed by Kitchen Architecture and featuring Siemens integrated appliances – sure to enhance the pleasure of cooking. The kitchen–family room also has plenty of space for casual dining and relaxation, with a log burner providing a special touch in Radcot House and Grafton House.

In each of the detached homes there is a separate Living room, dining room and home office. All the houses have at least two ensuites and a fitted dressing room to the master bedroom. Buscot House has an oak-framed office annex and car port.

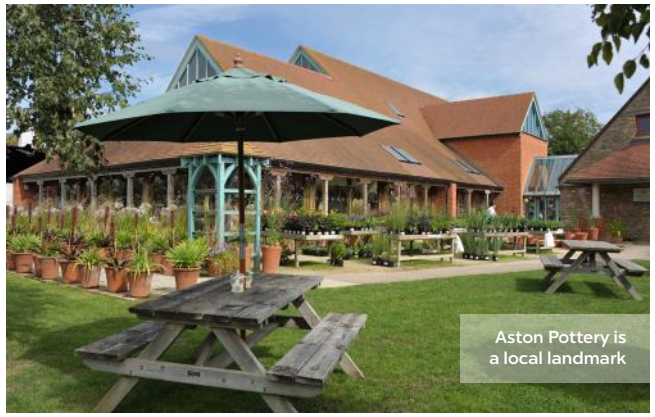


All the homes feature a bespoke kitchen by Kitchen Architecture





The spacious master bedroom and ensuite of Rushey House



Aston Pottery is a local landmark



Aston's attractive village square



The Rose Revived inn at Newbridge



The ancient Thames crossing at Tadpole Bridge



Chimney Meadows is a wonderful place for family time

Water meadows, quaint villages and riverside pubs

The valley of the Upper Thames is wonderfully tranquil

THE PRETTY VILLAGE OF ASTON lies to the north of the River Thames in a wide open, agricultural landscape of wheat fields and tiny streams, interrupted only by the spires of nearby villages.

The river flows unassumingly through this lovely area, with no knowledge of the world-famous places it will pass through on its journey.

There are many attractive villages and pretty pubs near its banks, among the water meadows and narrow lanes which criss-cross the landscape. The ancient river crossings at Tadpole Bridge, Newbridge and Swinford, used for centuries, still carry everyday traffic between local towns.

While the pace of life in this part of the Thames Valley is relaxed, Oxford is just 16 miles away, meaning that London and the rest of the South and Midlands are easily accessible.

ST JOSEPH'S COURT is the perfect place for those in search of a country lifestyle which is still within easy reach of the city.

A part of local history

Aston played its part in sheltering young Basque refugees



Some of the Aston refugees

FROM 1937 TO 1939, during the Spanish Civil War, many hundreds of children from the Basque region of northern Spain were evacuated to the UK, including several sites in Oxfordshire. A group of around 40 stayed at Westfield House and were looked after by local volunteers. Most were repatriated at the end of the Civil War in 1939 but some remained and made their homes here.



Dreaming spires and attractive market towns

The amenities of Witney, Abingdon-on-Thames and Oxford are all within easy reach

THE UPPER THAMES VALLEY is beautiful and rural, yet is well served by local market towns and its proximity to Oxford.

At just 5 miles away, Witney is the nearest town, and has a Waitrose, a weekly farmers' market and a good range of shops, including big brands and independent local shops.

Aston is on the doorstep of the Cotswolds, with the traditional tea shops and ancient hotels of Burford, Broadway and Stow-on-the-Wold just a short drive.

Oxford's dreaming spires promise world-famous museums and concert venues, excellent shopping and top quality restaurants.

There are many well-regarded schools in the area: Henry Box and Wood Green in Witney are both rated good by Ofsted, as is the Church of England primary school in Aston. Cokethorpe School is the closest independent secondary school; Oxford and Abingdon have many excellent independent schools for boys and girls.

SHOPPING & LEISURE

Cheltenham	Bicester Village	Westgate Oxford	Burford Garden Co	Witney town centre	Aston stores
33 miles	23 miles	16 miles	11 miles	5 miles	0.25 mile

Soho Farmhouse	Ashmolean Museum	Blenheim Palace	Frilford Heath golf club	Witney Lakes resort	Chimney Meadows
21 miles	16 miles	15 miles	11 miles	6 miles	2.5 miles

ST JOSEPH'S COURT

RELAXATION & CULTURE



Oxford's 'dreaming spires' are just half an hour from Aston



High street shopping in Witney



Abingdon's attractive riverside



Produce at a local farmers' market

EDUCATION & HEALTH

Aston & Cote primary school	Bampton medical practice	Cokethorpe School	Witney hospital	Henry Box school
0.25 mile	2 miles	4.5 miles	5 miles	5 miles

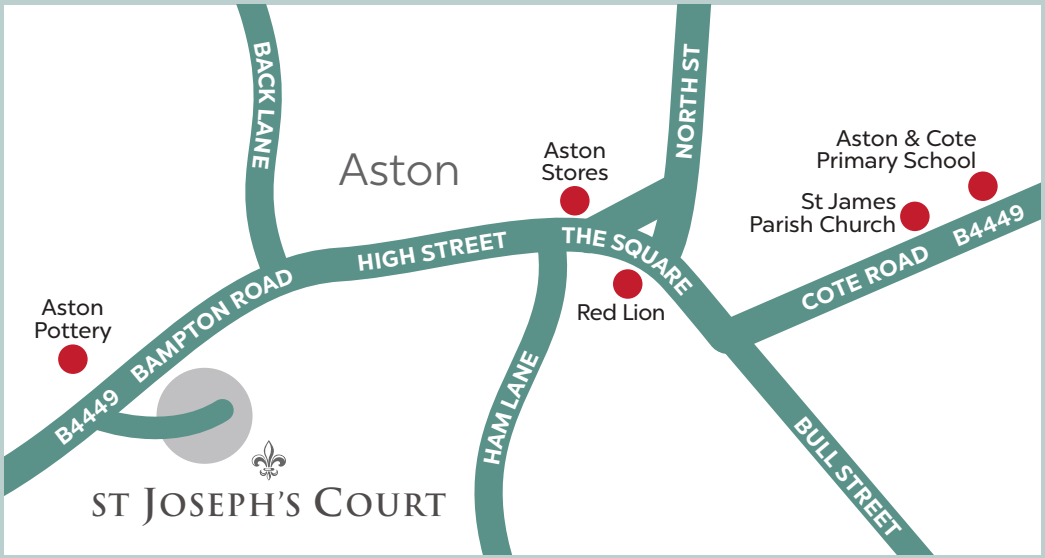
ROAD & RAIL

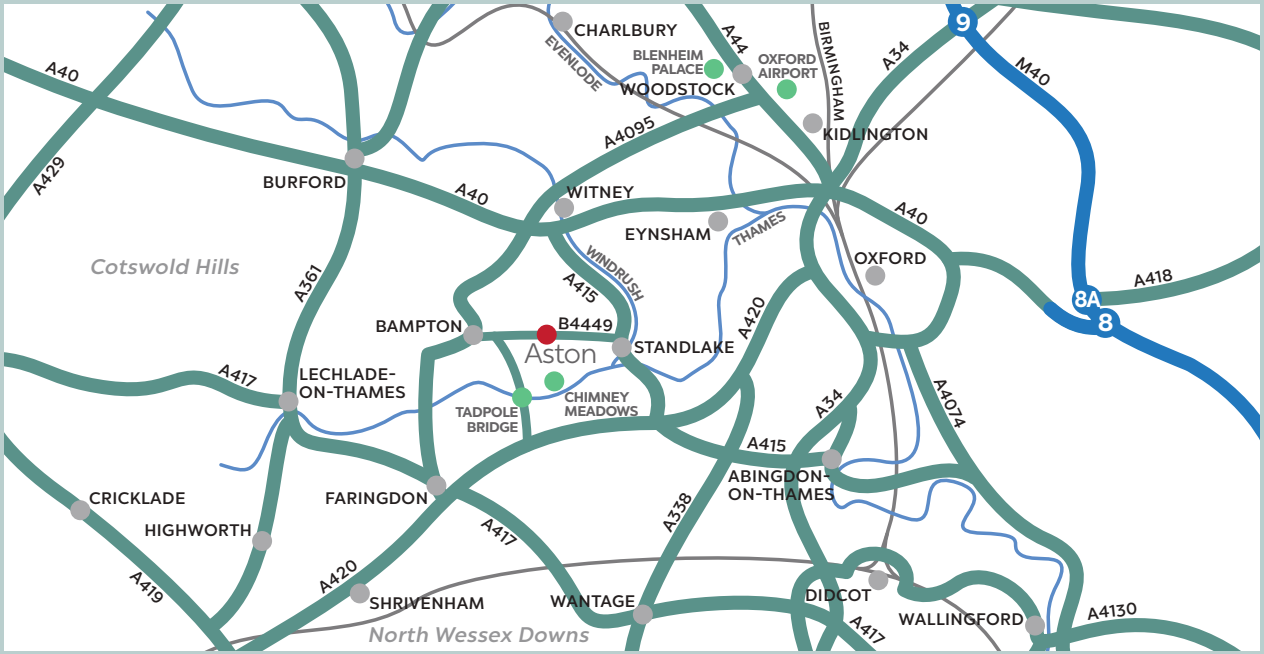
Hanborough station	Oxford Parkway station	Didcot Parkway station	M40 Junction 9	Heathrow airport
11 miles	15 miles	18 miles	20 miles	59 miles

Site Layout

These beautifully-built homes are situated on the western edge of Aston, adjacent to open countryside and just a few minutes' walk from the village centre.







How to find St Joseph's Court

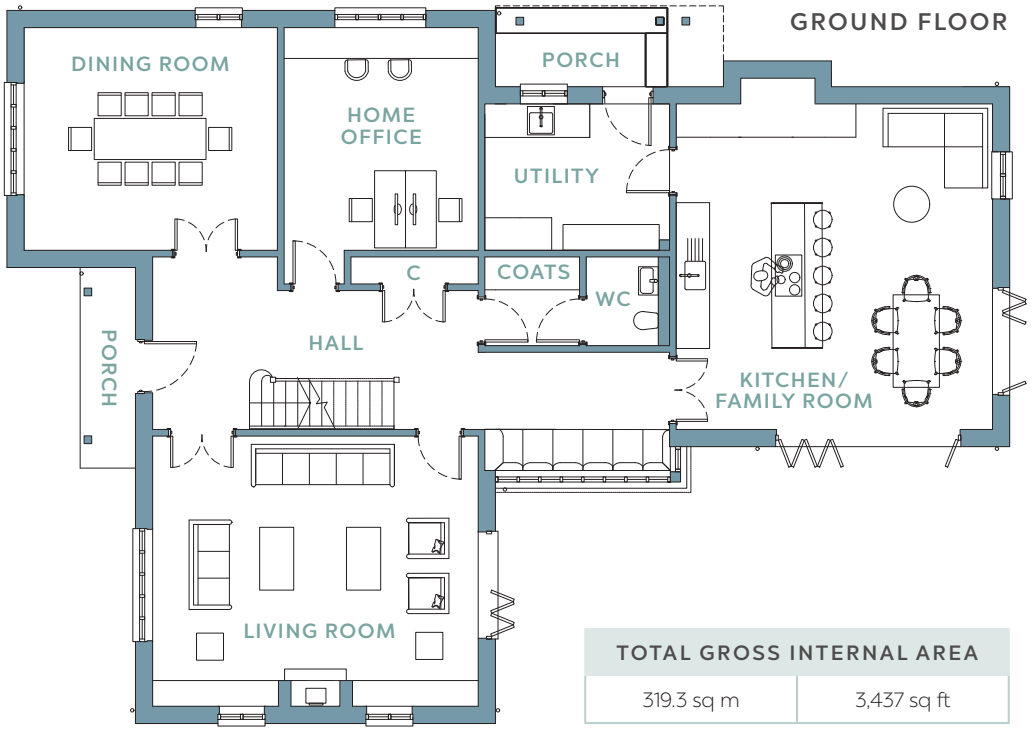
St Joseph's Court,
Bampton Road,
Aston,
Oxfordshire ***OX18 2BU***



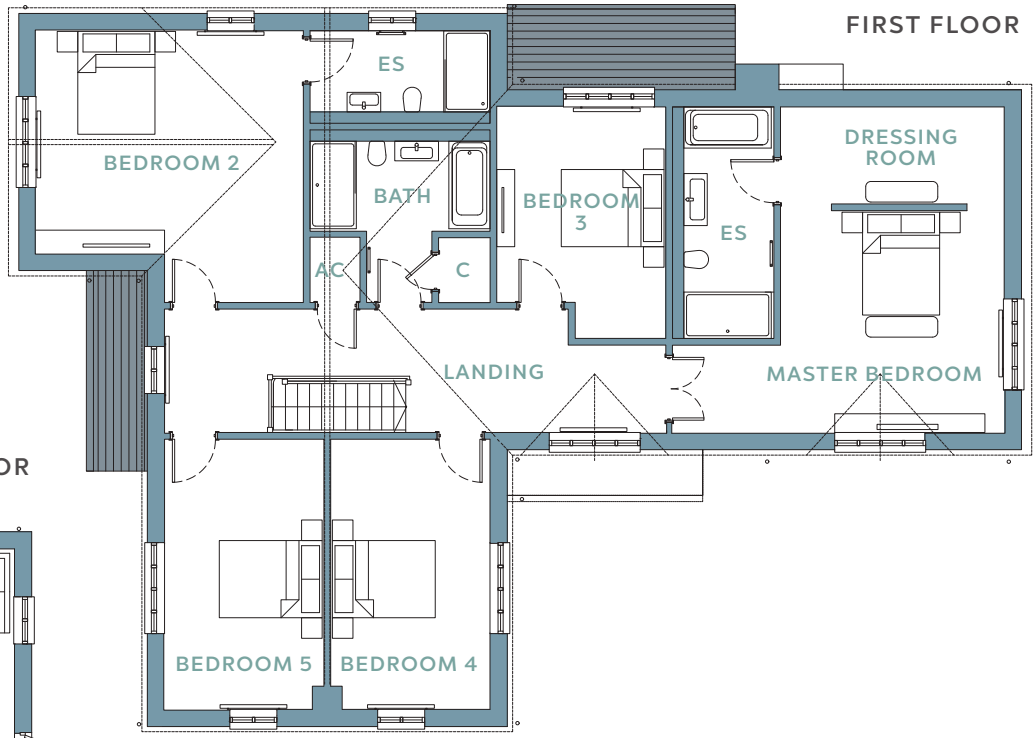
Shifford House

SHIFFORD HOUSE OCCUPIES THE LARGEST PLOT, AT THE SOUTH WEST CORNER OF ST JOSEPH'S COURT

GROUND FLOOR		
Kitchen/Breakfast room	6360 x 6180 mm	20' 10" x 20' 3"
Living room	6360 x 5285 mm	20' 10" x 17' 4"
Dining room	4955 x 4560 mm	16' 3" x 14' 11"
Home office	5015 x 3805 mm	16' 5" x 12' 6"
Hall	2700 x 3385 mm	8' 10" x 11' 1"
Utility room	3620 x 2875 mm	11' 10" x 9' 5"



TOTAL GROSS INTERNAL AREA	
319.3 sq m	3,437 sq ft



FIRST FLOOR		
Master bedroom	4445 x 4380 mm	14' 7" x 14' 4"
Dressing room	4380 x 1915 mm	14' 4" x 6' 3"
Ensuite	4530 x 2000 mm	14' 10" x 6' 8"
Bedroom 2	5230 x 5315 mm	17' 2" x 17' 5"
Ensuite	5350 x 1830 mm	17' 7" x 6' 0"
Bedroom 3	4530 x 3320 mm	14' 10" x 10' 10"
Bedroom 4	5285 x 3130 mm	17' 4" x 10' 3"
Bedroom 5	5285 x 3130 mm	17' 4" x 10' 3"
Bathroom	3530 x 3355 mm	11' 7" x 11' 0"

AC Airing cupboard C Cupboard ES Ensuite WC Cloakroom W Wardrobe

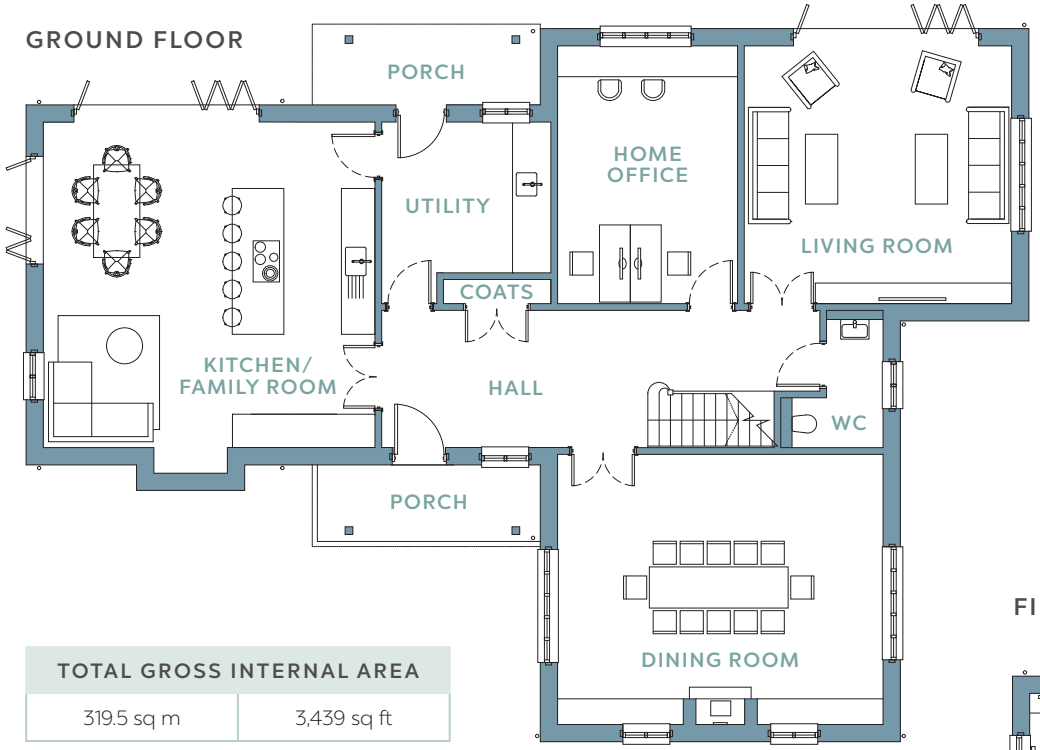
Computer generated image. Measurements are approximate and are maximum dimensions.



Rushey House

BEAUTIFULLY CONSTRUCTED FROM COTSWOLD STONE, RUSHEY HOUSE IS ADJACENT TO OPEN FIELDS

GROUND FLOOR

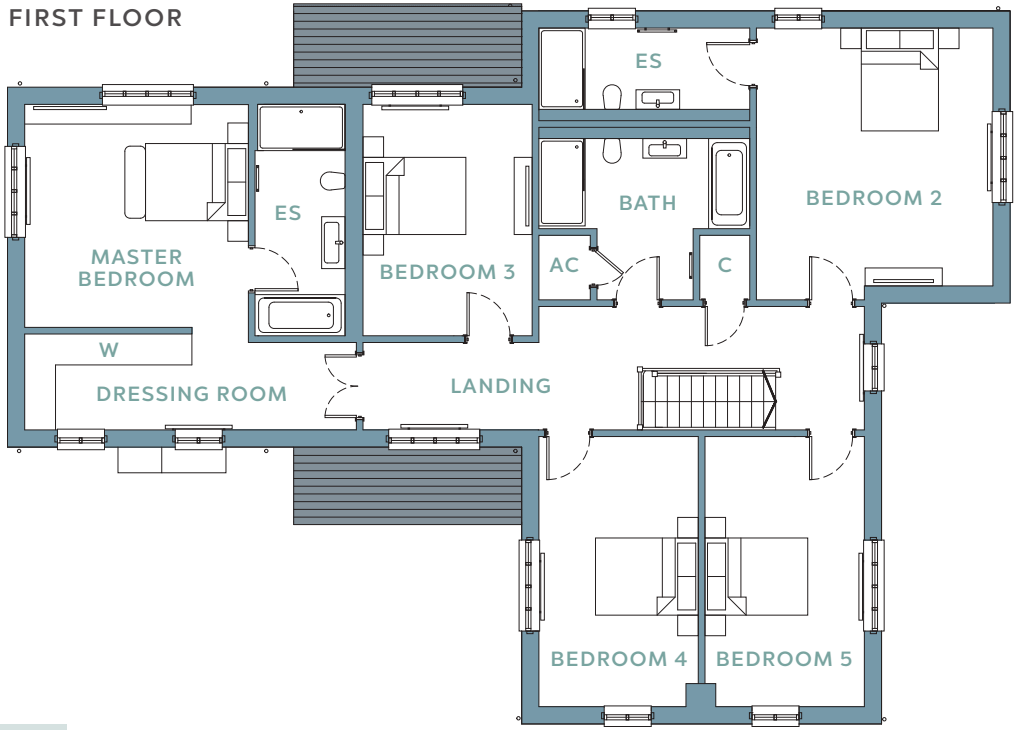


TOTAL GROSS INTERNAL AREA	
319.5 sq m	3,439 sq ft

GROUND FLOOR		
Kitchen/Family room	6465 x 6325 mm	21' 2" x 20' 9"
Living room	5230 x 5045 mm	17' 2" x 16' 7"
Dining room	6360 x 5285 mm	20' 10" x 17' 4"
Home office	5045 x 3530 mm	16' 7" x 11' 7"
Hall	8520 x 2700 mm	27' 11" x 8' 10"
Utility room	3560 x 3320 mm	11' 8" x 10' 11 "

FIRST FLOOR		
Master bedroom	4380 x 4365 mm	1 4' 4" x 14' 3"
Dressing room	3255 x 1900 mm	10' 8" x 6' 3"
Ensuite	4530 x 2000 mm	14' 10" x 6' 7"
Bedroom 2	5045 x 4630 mm	16' 7" x 15' 2"
Ensuite	4130 x 1830 mm	13' 6" x 6' 0"
Bedroom 3	4530 x 3320 mm	14' 10" x 10' 10"
Bedroom 4	5285 x 3130 mm	17' 4" x 10' 3"
Bedroom 5	5285 x 3130 mm	17' 4" x 10' 3
Bathroom	4130 x 3385 mm	13' 6" x 11' 1"

FIRST FLOOR



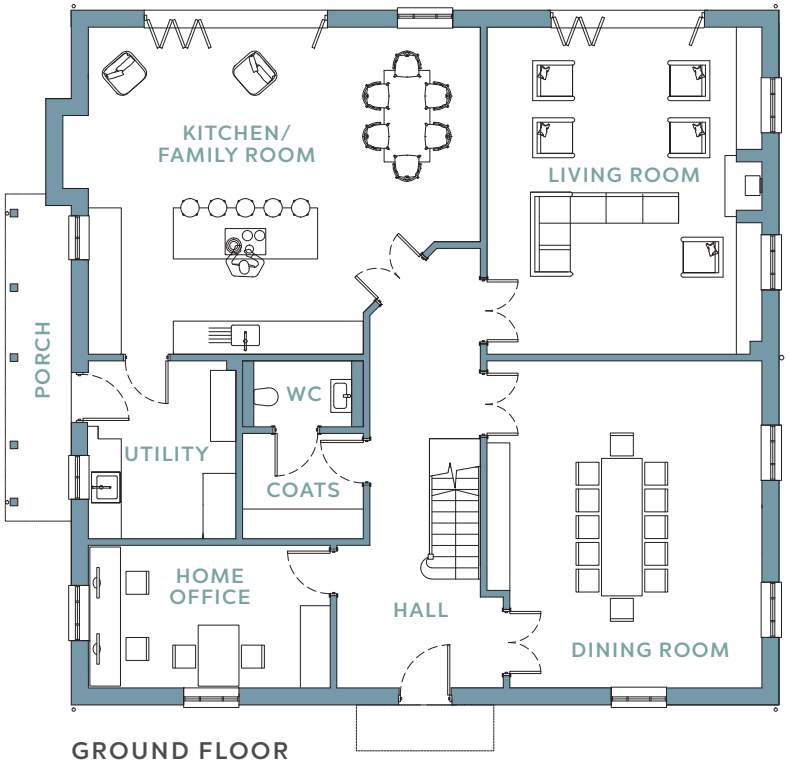
AC Airing cupboard C Cupboard ES Ensuite WC Cloakroom W Wardrobe

Computer generated image. Measurements are approximate and are maximum dimensions.

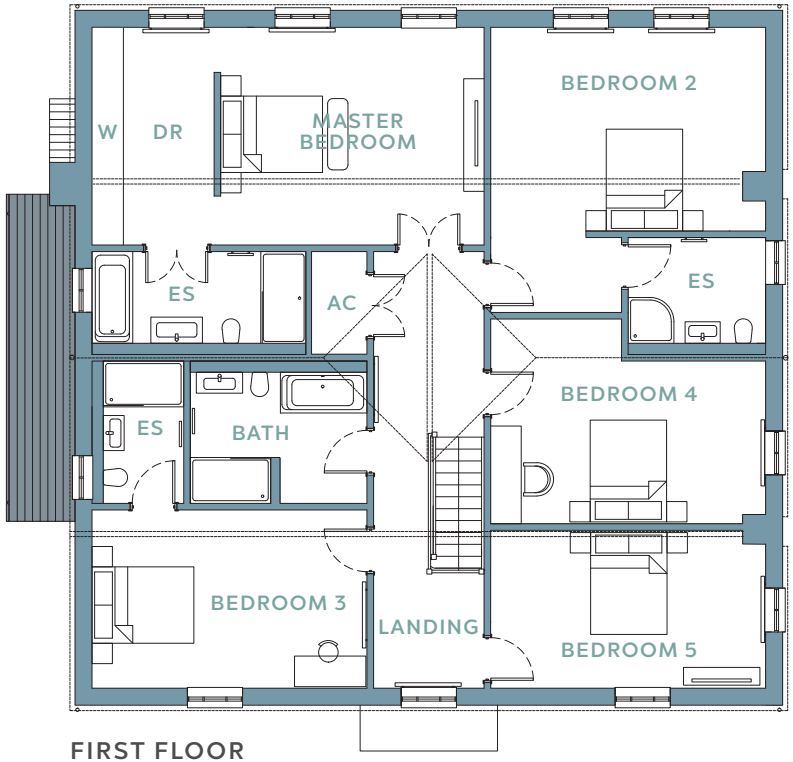


Buscot House

SURROUNDED BY MATURE TREES, BUSCOT HOUSE IS THE MOST SECLUDED OF THE SIX PROPERTIES



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR		
Kitchen/Family room	6465 x 6325 mm	21' 2" x 20' 9"
Living room	6450 x 5430 mm	21' 2" x 17' 10"
Dining room	6455 x 5430 mm	21' 2" x 17' 10"
Home office	4780 x 2830 mm	15' 8" x 9' 3"
Hall	8635 x 2170 mm	28' 4" x 7' 1"
Utility room	3525 x 2930 mm	11' 7" x 9' 7"

TOTAL GROSS INTERNAL AREA	inc detached office annex of	
343.7 sq m	3,700 sq ft	19 sq m / 205 sq ft

FIRST FLOOR		
Master bedroom	5305 x 4405 mm	17' 5" x 14' 5"
Dressing room	4405 x 2425 mm	14' 5" x 7' 11"
Ensuite	4230 x 2050 mm	13' 10" x 6' 9"
Bedroom 2	5630 x 5430 mm	18' 6" x 17' 10"
Ensuite	2700 x 2325 mm	8' 10" x 7' 7"
Bedroom 3	5430 x 3530 mm	17' 10" x 11' 7"
Ensuite	2825 x 1830 mm	9' 3" x 6' 0"
Bedroom 4	5430 x 4050 mm	17' 10" x 13' 3"
Bedroom 5	5430 x 3130 mm	17' 10" x 10' 3"
Bathroom	3485 x 2825 mm	11' 5" x 9' 3"

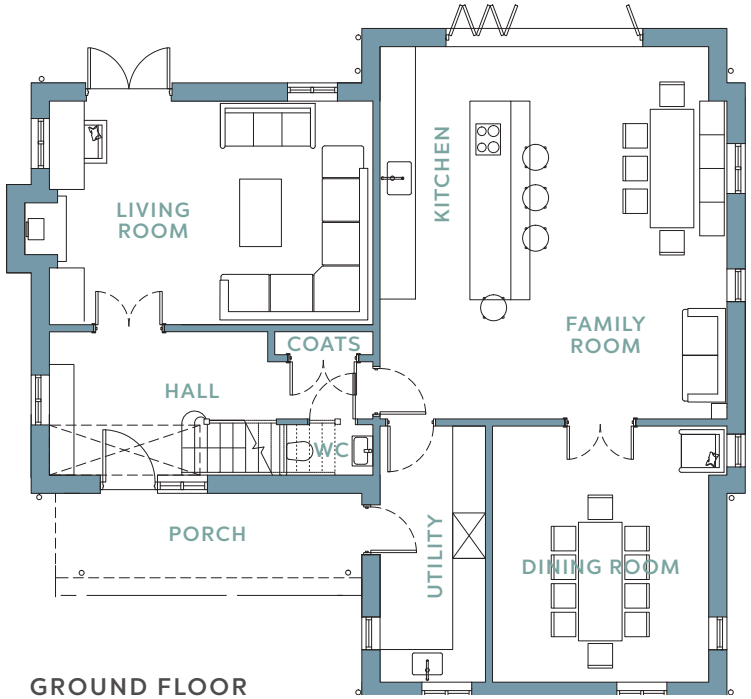
AC **Airing cupboard** ES **Ensuite** WC **Cloakroom** W **Wardrobe**

Computer generated image. Measurements are approximate and are maximum dimensions.



Northmoor House

NORTHMOOR HOUSE SITS ON A CENTRAL PLOT WITH AN EXTENSIVE GARDEN



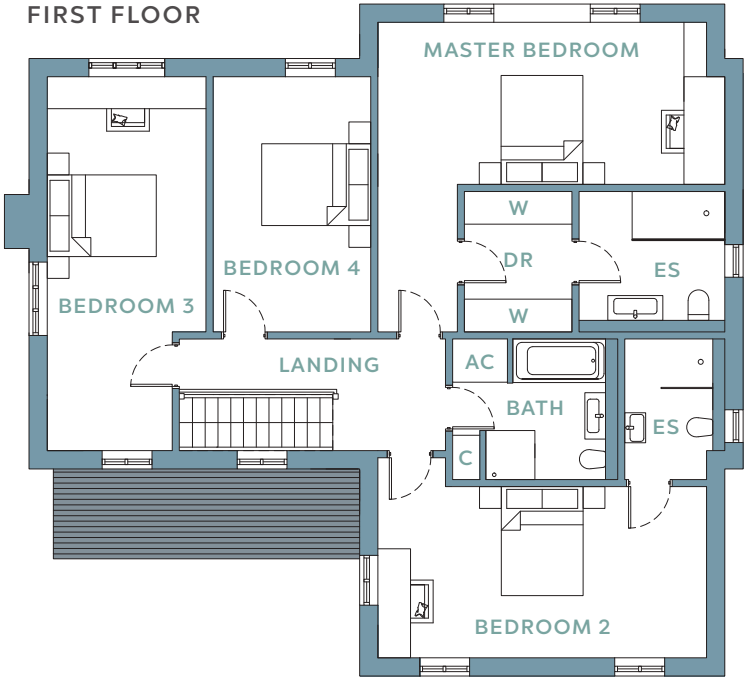
GROUND FLOOR

GROUND FLOOR		
Kitchen/Family room	6860 x 6060 mm	22' 6" x 19' 10"
Living room	5965 x 4130 mm	19' 7" x 13' 6"
Dining room	4730 x 3995 mm	15' 6" x 13' 1"
Hall	5940 x 2000 mm	19' 6" x 6' 7"
Utility room	4730 x 1965 mm	15' 6" x 6' 5"

TOTAL GROSS INTERNAL AREA	
228.1 sq m	2,455 sq ft

FIRST FLOOR		
Master bedroom	6380 x 3005 mm	20' 11" x 9' 10"
Dressing room	2605 x 2005 mm	8' 6" x 6' 7"
Ensuite	2705 x 2605 mm	8' 10" x 8' 6"
Bedroom 2	5730 x 2945 mm	18' 9" x 9' 8"
Bedroom 3	4710 x 2925 mm	15' 5" x 9' 7"
Bedroom 4	6060 x 3170 mm	19' 10" x 10' 4"
Ensuite	2610 x 1865 mm	8' 7" x 6' 1"
Bathroom	3030 x 2610 mm	9' 11" x 8' 7"

FIRST FLOOR



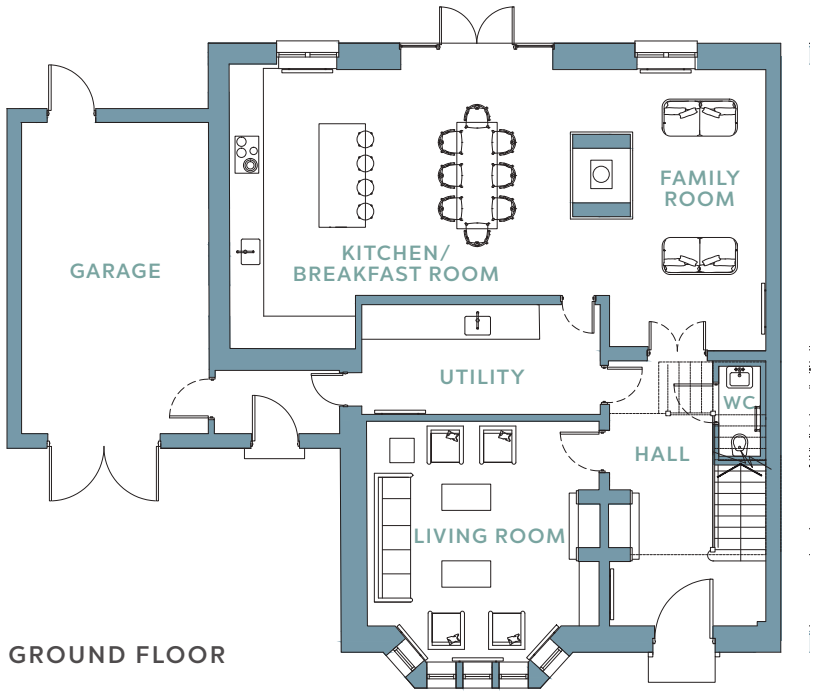
AC Airing cupboard C Cupboard DR Dressing room ES Ensuite WC Cloakroom W Wardrobe

Computer generated image. Measurements are approximate and are maximum dimensions.



Radcot House

THIS HANDSOME LANDMARK BUILDING HAS BEEN BEAUTIFULLY REFURBISHED WITH STYLE AND CARE

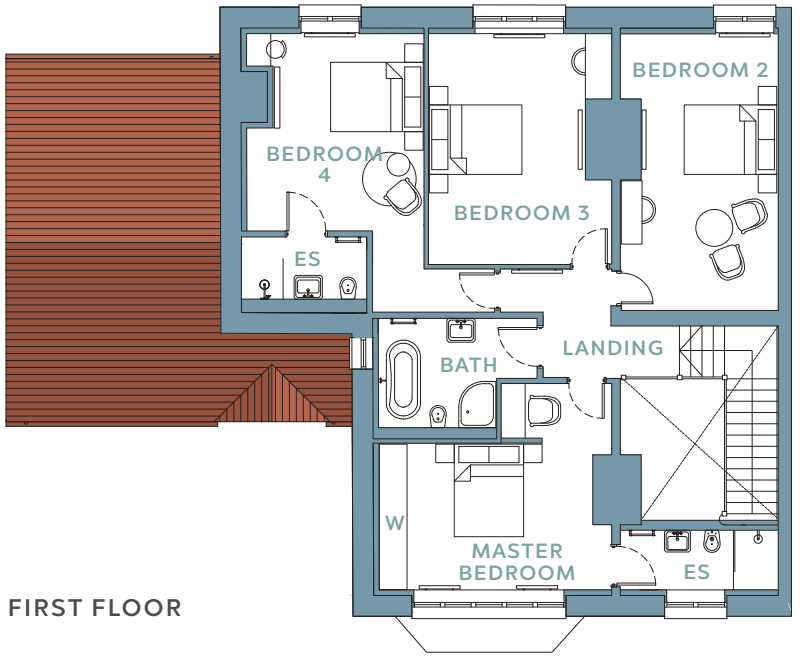


GROUND FLOOR

GROUND FLOOR		
Kitchen/Family room	11620 x 6175 mm	38' 1" x 20' 3"
Living room	5120 x 4540 mm	16' 9" x 14' 11"
Hall	5825 x 2900 mm	19' 1" x 9' 6"
Utility room	5120 x 2370 mm	16' 9" x 7' 9"

TOTAL GROSS INTERNAL AREA	
243.0 sq m	2,616 sq ft

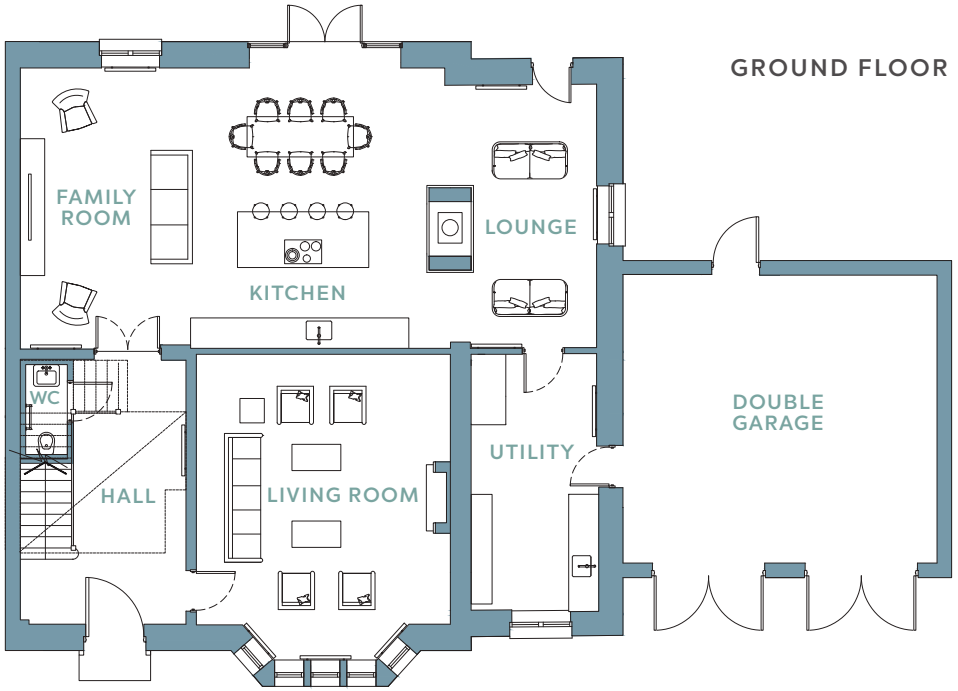
FIRST FLOOR		
Master bedroom	5045 x 3290 mm	16' 7" x 10' 9"
Ensuite	3375 x 1305 mm	11' 1" x 4' 3"
Bedroom 2	5100 x 3400 mm	16' 9" x 11' 2"
Bedroom 3	5090 x 3960 mm	16' 8" x 13' 0"
Bedroom 4	4415 x 3945 mm	14' 6" x 12' 11"
Ensuite	2590 x 1370 mm	8' 6" x 4' 6"
Bathroom	3435 x 2585 mm	11' 3" x 8' 6"



FIRST FLOOR

ES Ensuite WC Cloakroom W Wardrobe

Computer generated image. Measurements are approximate and are maximum dimensions.



GROUND FLOOR

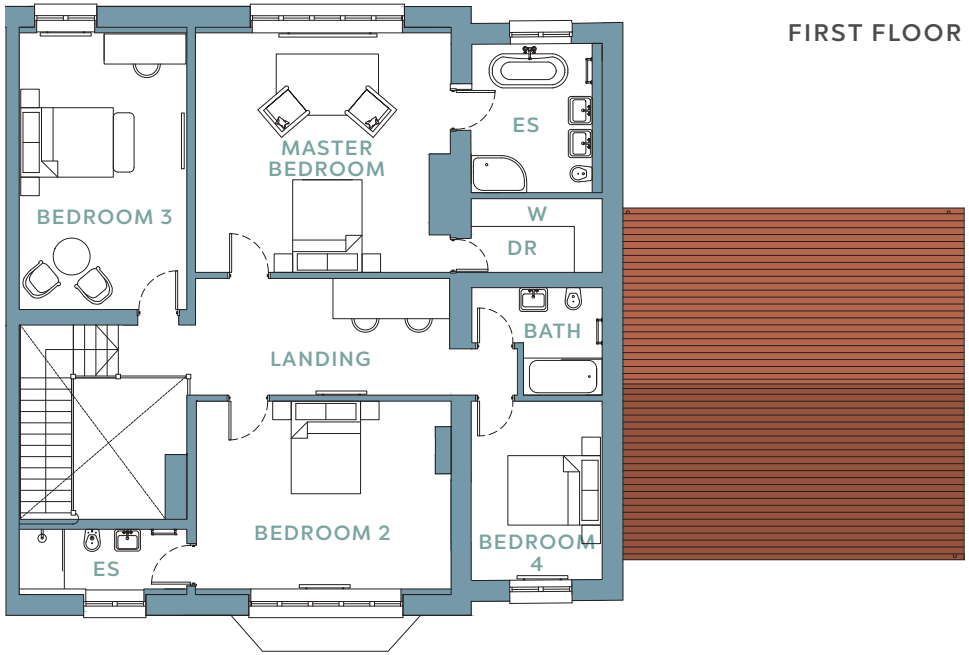
GROUND FLOOR		
Kitchen/Family room/ Lounge	12585 x 5830 mm	41' 3" x 19' 1"
Living room	5965 x 5485 mm	19' 7" x 18' 0"
Hall	5845 x 2900 mm	19' 2" x 9' 6"
Utility room	5665 x 2850 mm	18' 7" x 9' 4"

TOTAL GROSS INTERNAL AREA	
291.0 sq m	3,133 sq ft

DR Dressing room ES Ensuite WC Cloakroom W Wardrobe

Computer generated image. Measurements are approximate and are maximum dimensions.

FIRST FLOOR		
Master bedroom	5485 x 5310 mm	18' 0" x 17' 5"
Dressing room	2845 x 1625 mm	9' 4" x 5' 4"
Ensuite	3205 x 2815 mm	10' 6" x 9' 3"
Bedroom 2	5525 x 4075 mm	18' 1" x 13' 4"
Ensuite	3580 x 1305 mm	11' 9" x 4' 3"
Bedroom 3	6100 x 3600 mm	20' 0" x 11' 10"
Bedroom 4	3885 x 2845 mm	12' 9" x 9' 4"
Bathroom	2520 x 2815 mm	8' 3" x 9' 3"



FIRST FLOOR



Grafton House

GRAFTON HOUSE IS A STYLISH REFURBISHMENT OF THIS HISTORIC LOCAL BUILDING

Specifications

Our homes are designed to blend seamlessly with their natural surroundings; they use timber frame construction with natural stone walls, thermally efficient doors and windows, and high-quality internal finishes. They have private, gated entrances with large carports and generous outdoor living space.

KITCHEN

- Contemporary kitchen, individually designed by Kitchen Architecture
- 20mm reconstituted stone worktop with upstand
- High quality integrated Siemens appliances, including two single ovens (one with microwave), warming drawer, dishwasher and fridge/freezer
- Bora induction hob and downdraft extractor
- Blanco sink and tap
- Separate utility providing storage, built in sink with laminate worktops and services for appliances

BATHROOMS AND ENSUITES

- High quality back-to-wall sanitaryware with Dansani vanity units in new build properties
- Burlington sanitaryware and Crosswater brassware in refurbished properties
- Hansgrohe thermostat-controlled showers and taps



- 10mm glass shower screens
- Touch switch mirrors in bathrooms
- Dual-fuel chrome towel radiators
- Minoli wall and floor tiles in porcelain and ceramic in bathrooms with stone shelves

HEATING AND HOT WATER

- Underfloor heating zone control on ground floor to new build properties
- Woodburning stove
- Radiator heating on first floor landing and in bedrooms
- Worcester Bosch gas boiler

EXTERNAL FINISHES

- External walls finished in local natural coursed stone; natural slate roof
- Painted timber-framed windows with high-performance double glazing
- Painted timber external doors with multi-point high security locking system
- Timber-framed bi-fold doors to patio and rear garden to match windows

- Entrance door with glazed section
- Patio in natural paving; gravel driveway
- A combination of close board fencing and natural hedging, providing privacy and screening to the house and garden
- External tap in garden
- Power and light to garage, together with capped off internal services

INTERNAL FINISHES

- Amtico Luxury flooring in hallway, kitchen, utility and cloakroom
- Carpets in living room, dining room, home office, bedrooms and stairs
- Fitted wardrobes to master bedroom with Relax interiors, with space for wardrobes in other bedrooms
- Solid internal doors painted in white
- High quality ironmongery throughout

SMART HOME TECHNOLOGY

- Individually-designed lighting scheme in new build properties, with Lutron Radio RA2 lighting control system





- Whole house network back to cabinet
- Aerial-satellite distribution
- Optional Pakedge wireless distribution

PEACE OF MIND

- NACOSS approved wireless alarm system with app control
- Hardwired smoke alarms with battery backup
- Carbon monoxide detector
- 10-year LABC warranty from date of legal completion

warranty LABC

Kitchen shown is of an equivalent specification to the kitchens at St Joseph's Court

ST JOSEPH'S COURT

ASTON • OXFORDSHIRE

For all enquiries and to arrange a viewing at St Joseph's Court, please contact one of our joint selling agents

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