



Thorpe Street, Aston Upthorpe, OX11 9EF
£1,100,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

Located in the heart of one of South Oxfordshire's most desirable villages, nestled in an idyllic village setting, is this four bedroom, three bathroom country home which has been significantly extended and improved by the current owners to create a most impressive kitchen-diner-family room overlooking the garden. With well-balanced accommodation, this well-presented village home offers quintessential village living with excellent connections to London Paddington. This lifestyle village home is set back behind electric gates with ample driveway parking and comprises a very impressive and large entrance hall with wood-burning stove, family room, study, shower room, utility room, kitchen-diner with granite work surfaces, and main reception room with skylight and patio doors to the garden. On the first floor there is a family bathroom and four very good size bedrooms; the master of particular scale with good size dressing room and modern en-suite bathroom. To the front of the property there are electric gates, ample driveway parking for multiple vehicles, a chicken coop, garage, and sun terrace surrounded by a hazel hurdle fence. To the rear, there is a good size corner plot garden with patio area and summer house.

Some material information to note: Gas central heating. Mains water, mains electrics, mains drains. The property has driveway parking. There is a garage which has a shared electric up & over door with the neighbour. Ofcom checker indicates standard to superfast broadband is available at this postcode. Ofcom checker indicates mobile availability & data is available with Vodafone but may be restricted/intermittent with some other providers. The property is within the conservation area. The government portal generally highlights this as an unlikely/low risk postcode. We are not aware of any planning permissions in place which would negatively affect the property. For details of any restrictive covenants please contacting the selling agent.





Key Features

- Four very generous bedrooms; the master of particular scale with dressing room and modern en-suite bathroom.
- Extensive driveway parking with garage (garage has shared door with neighbour)
- Exceptional open plan kitchen/diner family room extension overlooking garden
- Large entrance hall with wood burning stove
- Study and Utility





The Location

Aston Upthorpe and neighbouring Aston Tirrold are among the prettiest and most popular villages in the area. There is a thriving village community; a Post Office, garage, two churches, village hall cricket club and an excellent pub with restaurant. The attractive market town of Wallingford is 4 miles away. Didcot offers comprehensive leisure and sporting facilities for all ages, a shopping complex with multiplex cinema, Cornerstone art centre and various cafes and restaurants. Didcot has excellent road links to the A34 which in turn lead to the M40 in the north and the M4 in the south. There is also an excellent mainline train service into London Paddington from Didcot Parkway.

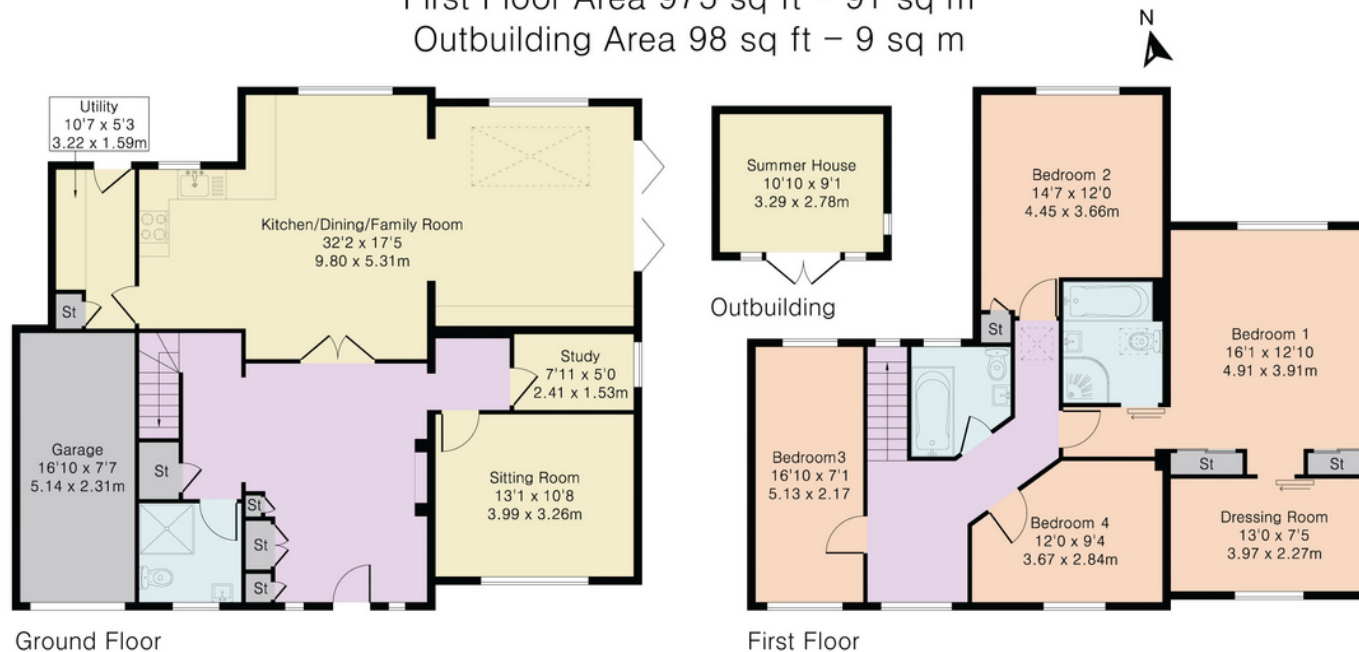


Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Approximate Gross Internal Area 2293 sq ft – 233 sq m
Ground Floor Area 1220 sq ft – 133 sq m
First Floor Area 975 sq ft – 91 sq m
Outbuilding Area 98 sq ft – 9 sq m



Didcot Office
103 Broadway, Didcot
Oxfordshire, OX11 8AL

T 01235 813 777
E didcot@thomasmerrifield.co.uk
W thomasmerrifield.co.uk

THOMAS
MERRIFIELD
SALES LETTINGS