

Aston Street, Aston Tirrold, OX11 9DJ £1,000,000 Freehold

THOMAS MERRIFIELD









The Property

A unique character property tucked away in a wonderful location overlooking paddocks in the heart of this much sort after South Oxfordshire village. The origins of The Stables date from around the turn of the 20th century when they were part of Aston Tirrold Manor.

The property has been in the same family ownership over three generations, the western end of the building known as Dairy Cottage is believed to have been converted during the interwar years. The Stables on the eastern side was converted in the early 1990s.

The property has been used as separate entities over the years, at times interconnecting, and offers extremely versatile accommodation that could equally be used as one property or formatted, as it is currently for multi-generational living.

Approached via a long driveway with double gates opening into a gravel courtyard, the property is surrounded by gardens and grounds of over a third of an acre.

The property has been well maintained and presented with an impressive recently refitted open-plan kitchen dining room to the Stables and oil central heating.

Some material information to note: Oil central heating. Mains water, mains electrics, mains drains. The property has private driveway parking. Ofcom checker indicates standard to ultrafast is available at this postcode. Ofcom checker indicates mobile availability and data voice calls may be limited with EE and three. The government portal generally highlights this as an unlikely/low risk address for flooding.







- Offers extremely versatile accommodation that could equally be used as one property or formatted, as it is currently for multigenerational living
- Five bedrooms
- Surrounded by gardens and grounds of over a third of an acre
- Recently refitted open-plan kitchen
- Three bathrooms
- Double gates opening into gravel courtyard





The Location

Aston Tirrold and the immediately adjacent village Aston
Upthorpe are considered amongst both the prettiest and most
desirable of the South Oxfordshire villages. There is a strong
and vibrant community with an outreach Post Office," The
Astons cafe" based at the village hall, a highly regarded village
pub and restaurant "Olivier at The Chequers", village garage
and a large recreation ground with adventure play area and
impressive widely used pavilion.

The neighbouring towns of Didcot, with its thriving Orchard Centre shopping centre, cinema and mainline rail connection to London Paddington contrasts with the historic Thames side town of Wallingford with its wide selection of independent shops and restaurants.





Approximate Gross Internal Area Ground Floor = 74.7 sq m / 804 sq ft First Floor = 55.3 sq m / 595 sq ft Ground Floor Annex = 48.6 sq m / 523 sq ft First Floor Annex = 33.1 sq m / 356 sq ft Total = 211.7 sq m / 2,278 sq ft





First Floor

First Floor Annex

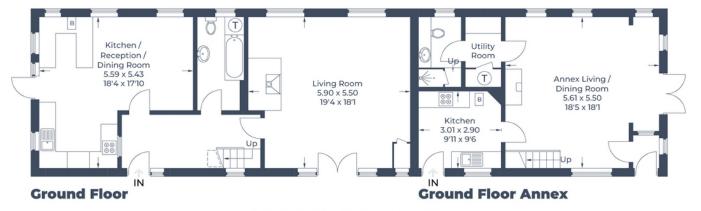


Illustration for identification purposes only, measurements are approximate, not to scale.

© CJ Property Marketing Produced for Thomas Merrifield - Didcot

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.

Didcot Office 103 Broadway, Didcot Oxfordshire, OX11 8AL

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

