



2 Ham Cottages Moreton Road, Aston Tirrold, OX11 9HH
£475,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A generously proportioned, non-estate, three bedroom semidetached house, originally a farm property, enjoying a lovely village setting with open views over pastureland to the rear.

Dating from the 1970s, the property features a large sitting room with open fireplace, an open plan kitchen and dining area, separate utility room and ground floor cloakroom. Offered for sale with vacant possession, this newly decorated property has the advantage of oil central heating and double glazed replacement windows. An early inspection is recommended.

Material information

Mains electricity water and drainage. Mains Gas is available in Aston Tirrold but is not connected to this property. The garage is approached via a private road to the rear of the property, additional parking is available at an annual "peppercorn rent". Ofcom checker indicates standard to ultrafast broadband is available at this postcode. Ofcom checker indicates some restricted mobile reception availability with certain providers. The government portal generally highlights this as an unlikely/very low risk postcode for flooding. Details of any covenants or easements are available on request from the estate agent.



Properties built or renovated pre-1999 may contain asbestos in certain building materials e.g. Artex, vinyl tiles, sheet boards and corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice.



Key Features

- Three bedrooms
- Large sitting room with open fireplace
- Open plan kitchen and dining room
- Utility room
- Ground floor cloakroom
- Double glazed replacement windows
- Oil central heating
- Garage
- EPC Rating D
- Council tax Band D

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 a highly regarded gastro pub 'Olivier at the Chequers', a village garage, a large recreational ground with adventure play area an impressive and widely used pavilion and a community Café and outreach Post Office at the Village Hall. 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.



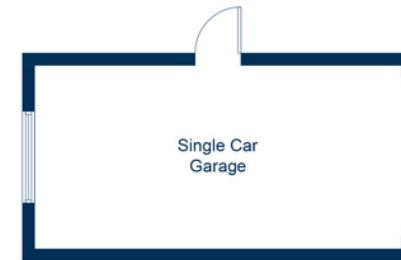
Approximate Gross Internal Area
 Ground Floor = 55.3 sq m / 595 sq ft
 First Floor = 50.3 sq m / 541 sq ft
 (Excluding Void & Single Car Garage)
 Total = 105.6 sq m / 1,136 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

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.

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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.

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