



The Croft, Aston Tirrold, OX11 9DL
£725,000 Freehold

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The Property

With a picturesque wisteria cover frontage and dating back to the mid 1920's is this two storey extended and 4 bedroom semi- dated family home located within the quintessential countryside village of Aston Tirrold. Positioned set back from the tree lined road with an ample gravelled driveway, this dwelling within recent decades has benefitted from the addition of a two-storey extension to the rear of the home in turn adding additional reception room space on the ground floor with underfloor heating and a double bedroom with en-suite to the first floor.

The ground floors accommodation with main access in to the property via the boot room, the versatile living space offers three reception rooms with the main family room leading on to a raised patio & large rear garden via recently fitted bi-folding doors. There is also a kitchen breakfast room with traditional cabinetry and space for kitchen appliances; furthermore and accessible via the kitchen is a flexible reception room with log burner, utility room with a downstairs shower room.

To the first floor with access off of the main landing are four very well-proportioned bedrooms and family bathroom complete with roll top bath. To the principle bedrooms there is a renovated en-suite shower room as well as built in wardrobe space.

For full appreciation of its position, large garden and internal living space; viewings are highly advised.





Key Features

- Over 1700 sqft of internal accommodation including a loft room
- Large and matured rear garden spanning nearly 100ft offering the opportunity for development of outbuilding and potential to further expand the current properties accommodation (subject to the correct
- Ample off-street parking to the front of the property via the gravelled driveway
- Log burner installed in the sitting room off of the kitchen
- Underfloor heating in the En-suite shower room to the principle bedroom
- Thriving village community, garage, church, village hall, cricket club and an excellent pub with restaurant.
- Within close commuting distance to Didcot Parkway Train Station which offers mainline services to London Paddington within 40 minutes



The Location

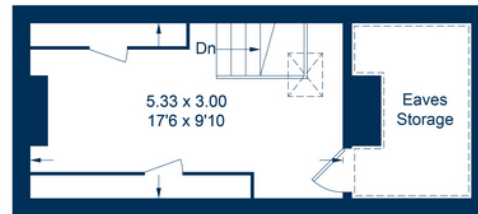
Aston Tirrold and neighbouring Aston Upthorpe are among the prettiest and most popular villages in the area. There is a thriving village community, garage, church, village hall, cricket club and an excellent pub with restaurant. The attractive market town of Wallingford is 4 miles away providing a full range of amenities and services including a large Waitrose, hospital, doctors, and dentists individual and high street shops and several good restaurants.

More extensive shopping facilities are found at Newbury, Oxford, and Reading. Excellent local schools include preparatory at Moultsford, Cranford House, St Andrew's, Pangbourne, The Manor, and Cothill as well as a wide choice of senior schools including Abingdon St Helen and St Katharine, St Edward's, Radley, Bradfield College, The Oratory, and Pangbourne College.

Some material information to note: Brick & tile construction. Electric heating. Mains water, mains electrics, mains drains. The property has driveway parking. Offcom checker indicates standard to ultrafast broadband is available at this postcode. Offcom checker indicates some restricted mobile reception availability with certain providers. The government portal generally highlights this as a very low risk/unlikely address for flooding. We are not aware of any planning permissions in place which would negatively affect the property. If Artex and floor tiles are present, low levels of asbestos may be present which is considered safe if left undisturbed. NB. asbestos was banned in building materials in 1999.

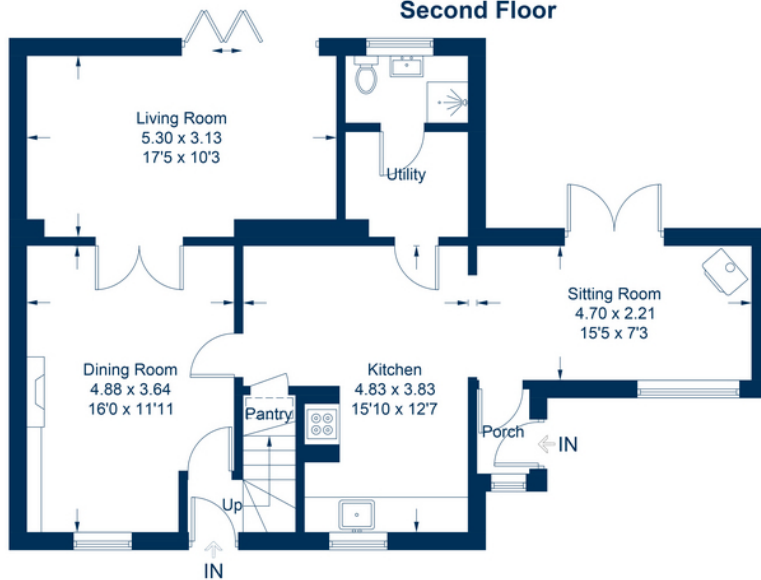


Approximate Gross Internal Area
 Ground Floor = 75.2 sq m / 809 sq ft
 First Floor = 61.5 sq m / 662 sq ft
 Second Floor = 22.6 sq m / 243 sq ft
 Total = 159.3 sq m / 1,714 sq ft
 (Including Void)

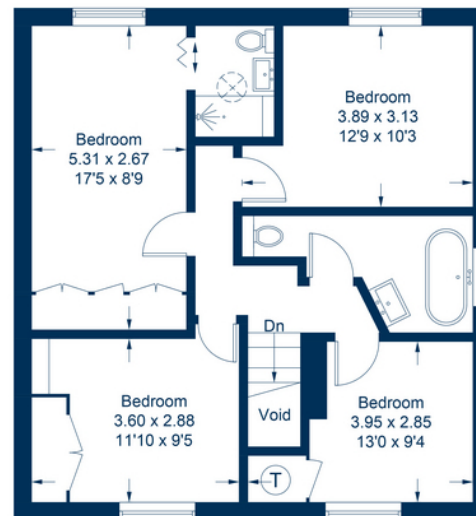


= Reduced headroom below 1.5m / 5'0

Second Floor



Ground Floor



First Floor

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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