



2 ASTON STREET

ASTON TIRROLD ♦ OXFORDSHIRE

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Wallingford - 3½ miles ♦ Didcot - 3 miles ♦ Streatley on

Thames - 4.5 miles ♦ Reading - 14 miles ♦ Oxford - 14 miles

♦ A34 at Chilton - 4.5 miles ♦ M4 at Chieveley (J13) - 14 miles

(Distances approximate)

Set within this popular quintessential English village, yet just a short distance from a Commuter train with direct access into London Paddington. A totally renovated Grade II listed Thatched Cottage with spacious accommodation, extending to approximately 2,292sq ft, including detached Garden store with 2 rooms.

A beautifully restored cottage with large oak framed extension on the rear, offering 3 / 4 bedroom accommodation and 3 bathrooms. The property enjoys a peaceful location in the heart of the village with lovely outside garden overlooking open fields.

♦ A Beautiful Grade II listed Cottage With Delightful Gardens & Grounds

♦ Quintessential English Village Within Close Driving Distance Of The River Thames, Extensive Amenities, Schooling, and Mainline Railway Station To London Paddington In Well Under The Hour

♦ Spacious Graveled Driveway

♦ Entrance Hall

♦ Kitchen/Breakfast Room

♦ Utility Room

♦ Sitting Room with Ingelhook Fireplace

♦ Study

♦ Cloakroom with Shower

♦ Family Room

♦ Mezzanine Loft Room / 4th Bedroom

♦ Landing

♦ 3 Bedrooms

♦ Shower Room

♦ Bathroom with Stand Alone Bath

♦ Delightful Cottage Gardens & Grounds

♦ Detached Bricked Shed With 2 Rooms

♦ In All Extending To Approximately 2,292 Sq Ft



SITUATION

The twin villages of Aston Tirrold and Aston Upthorpe, which are merged together as one, lie at the foot of the Berkshire Downs in the valley just off the A417 Wantage to Streatley-on-Thames road as it extends across the Downlands close to the historic Ridgeway Path.

On the Downs there are numerous iron-age, Roman and Saxon earthworks and relics and the villages are believed to date from Saxon times as tradition recalls that King Ethelred and his brother Alfred (later the king), heard mass in the village before defeating the Danes nearby. Indeed Aston Upthorpe's All Saints Church was built on Saxon foundations, whereas St Michael's Church in Aston Tirrold, dates from 1080 and was later remodelled in the 13th century. The Astons had a tradition of Presbyterianism and in 1728 a Presbyterian chapel was built, being one of the oldest in existence in the country.

The villages boast numerous period properties of considerable character, reflecting the growth and prosperity through the centuries, many being listed as of significant historical and architectural interest. Nowadays the villages successfully retain their tranquil rural charm and way of life with farming and the land still being the dominant local activity, along with a notable thoroughbred Stud where many famous racehorse stallions stand. There is a village hall built in 1964, a sports/cricket ground, a village pub, and a repair garage.

There are good road communications to the surrounding towns including Didcot and Wallingford and the fast A34 dual carriageway linking Newbury with Oxford is a short drive. The M4 motorway at junction 12 or 13 is also within easy striking distance. Nearby stations at Cholsey and Didcot for trains to Reading and London Paddington.

In addition to having well revered and outstanding local state primary and secondary schooling nearby, the area is also extremely well served by an excellent range of private schooling, of particular note; Cranford House School, The Oratory Preparatory School, Moulsoford

Preparatory School, St Andrews Preparatory School, The Oratory School, Pangbourne College, Brockhurst & Marlston House, Downe House, Rupert House School, Shiplake College, The Abbey School, Bradfield College, The Manor Preparatory School, Abingdon School, Abingdon Preparatory School, Radley College, and St Helen & St Katharine.

Crossrail (Elizabeth Line) services have commenced from Reading, connected to directly via multiple nearby railway stations such as Didcot, Cholsey, and Goring & Streatley, with the full service scheduled to commence shortly, which together with the completed electrification of the line has significantly improved travelling times to East and West destinations.

PROPERTY DESCRIPTION

2 Aston Street is a completely renovated Grade II listed property, sympathetically restored, incorporating many of its original features including Inglenook fireplace, beamed ceilings and walls, pretty latch doors and a well which has been made a wonderful feature with a hard glazed cover and lighting. Benefitting from a new thatch roof, re-wiring, re-plumbing, flooring and kitchen and all bathroom suites, this stunning cottage offers high specification accommodation. Entrance is into a hallway with terracotta tiled flooring and doors leading to both the kitchen and living room. The sitting room is fully carpeted and leads into the study, where oak flooring then flows through into the large family room. This is the extended part of the cottage and offers floor to ceiling glass windows and doors with views of the garden and fields beyond. There is a staircase at the end which takes you to a mezzanine level which could provide a 4th bedroom or office space. There is a cloakroom with shower off the inner hallway and doors taking you to the garden.

The kitchen breakfast room has a beautiful tiled stone floor throughout and the units are painted wood, incorporating an AGA and other built in appliances, plus quartz worktops. There is stair access incorporating 3 sliding drawers for shoe and coat storage. The utility room is off the kitchen and has a back door and large cupboard. Upstairs there are 3 double bedrooms and 2 bathrooms, one featuring a shower and the other a stand alone bath.

OUTSIDE

Situated within in the central part of the village, the house sits well set back from the road, enjoying a private outlook amongst mature trees and low hedging. There is gate leading up to the front door via a path. The driveway comes off from the side and is fully gravelled. There is a 5 bar double gate taking you up to the house with further parking. A detached bricked shed with two rooms offers good garden storage. The gardens are mainly laid to lawn with deep planted borders and mature trees. There is a terrace area coming off the family room which offers a perfect opportunity for "al fresco" dining and entertaining. The property adjoins open fields and the views from the garden are simply stunning and truly compliment this wonderful country cottage.





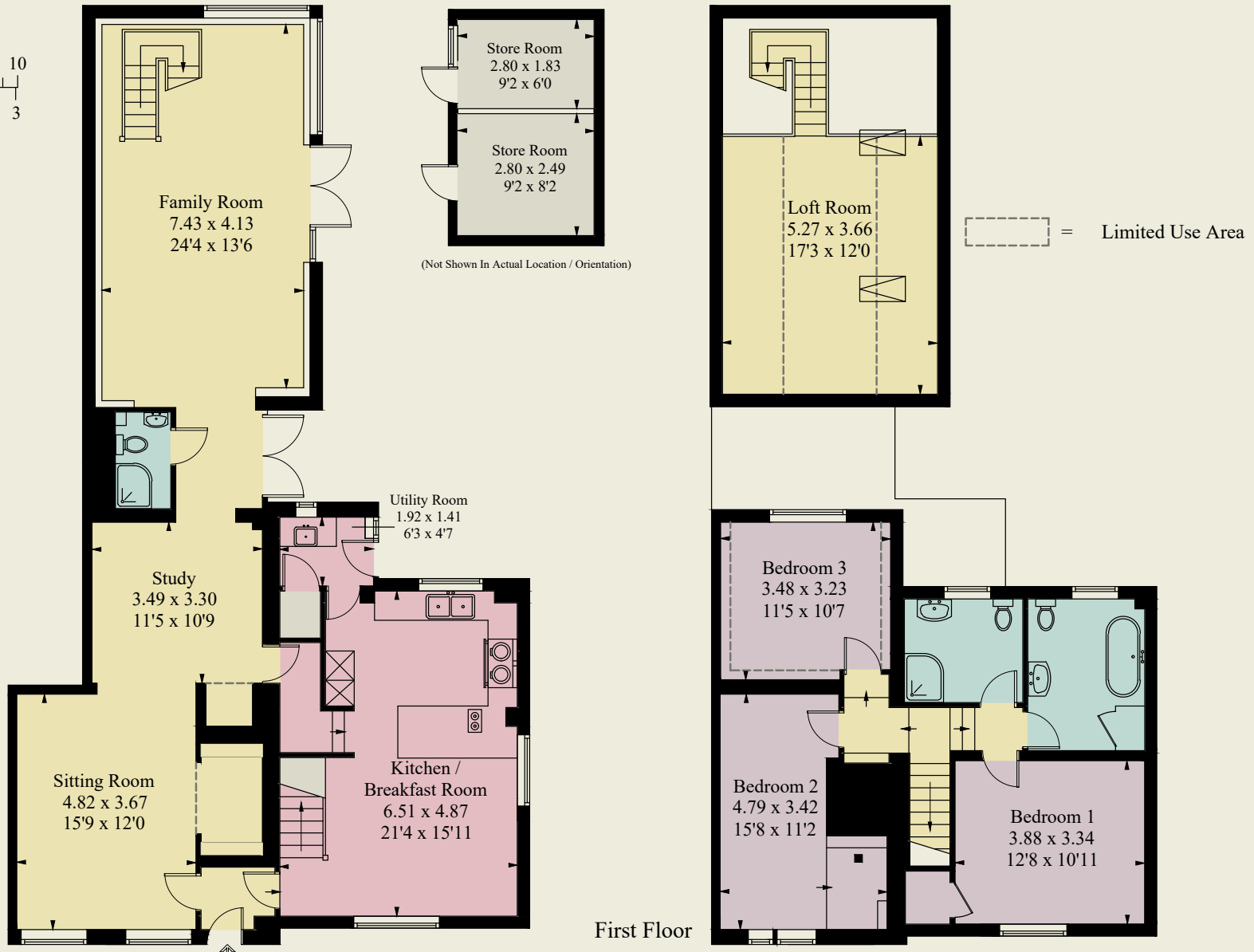
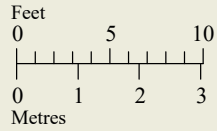
2 Aston Street, Aston Tirrold, Oxfordshire, OX11 9DJ

Approximate Gross Internal Area = 186 sq m / 2002 sq ft

Limited Use Area = 15 sq m / 161 sq ft

Outbuilding = 12 sq m / 129 sq ft

Total = 213 sq m / 2292 sq ft



CREATESPACE DESIGN ref 451

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)



GENERAL INFORMATION

Services: Mains water, electricity, drainage, and gas are connected. Superfast Broadband is available for connection.

Energy Performance Rating: Exempt due to Listed Status

Postcode: OX11 9DJ

Local Authority: South Oxfordshire District Council
Telephone: 01235 422422

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

From our offices turn left and continue over the river bridge to the traffic lights at the crossroads at Streatley on Thames. Turn right and take the first left turning into Wantage Road / A417, continue on this road until you reach a right turning signposted for Aston Tirrold. Take this turning and turn right into Aston Street. Continue on this street for about 200 metres and 2 Aston Street will be found on your right, just before the church on your left.

DISCLAIMER

The agent has not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. If required, the client is advised to obtain verification. These particulars are issued on the understanding that all negotiations are conducted through Warmingham & Co. Whilst all due care is taken in the preparation of these particulars, no responsibility for their accuracy is accepted, nor do they form part of any offer or contract. Intending clients must satisfy themselves by inspection or otherwise as to their accuracy prior to signing a contract.

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