



# LIME HOUSE

ASTON TIRROLD ♦ OXFORDSHIRE

**Warmingham**  
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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 Theale (J12) - 12 miles  
(Distances approximate)

Occupying a central, yet private position within this sought-after English village, yet just a short distance from extensive amenities, including trainline links from Didcot Station into Oxford in just over 10 minutes and London Paddington in under 40 minutes, and great road links.

A stylish and beautifully renovated 5 bedroom, 4 bathroom house with generous reception space and detached garage, benefitting from home office above, extending to approximately 4,684 sq ft with private south facing garden.

- ♦ A Stunning Family Residence Extending To Approximately 4,684 Sq Ft, Inclusive Of Detached Garage with Home Office, With Delightful Gardens & Grounds of approx 0.47 of an acre
- ♦ Quintessential English Village Within Close Driving Distance Of The River Thames, Extensive Amenities, Schooling, and Mainline Railway Station To London Paddington In Under 40 Minutes
- ♦ Spacious Graveled Driveway
- ♦ Entrance Hall
- ♦ Family Room
- ♦ Dining Room
- ♦ Sitting Room
- ♦ Drawing Room with Wood Burner
- ♦ Kitchen Breakfast Room
- ♦ Boot Room/ Utility Room
- ♦ Landing
- ♦ Main Bedroom Suite With Dressing Room and En-Suite Bathroom With Bath and Separate Shower
- ♦ 2 Bedrooms with Ensuite Shower Rooms
- ♦ 2 Further Bedrooms
- ♦ Family Bathroom with Bath and Separate Shower
- ♦ Detached Garage with Internal Staircase To Home Office
- ♦ Car Port
- ♦ Delightful South Facing Terrace and Gardens (of approx. 0.47 of an Acre)
- ♦ Second Entrance Driveway to the Rear
- ♦ In All Extending To Approximately 4,684 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

Having been renovated and extended to a high specification by the current owners, Lime House is a stunning family residence. Entrance opens into a generous hallway with limestone flooring. It has a cloakroom and staircase, plus access to the boot/utility room to the left and entrance into the family room to the right. Internal glazed double doors then lead into the fabulous reception areas with views directly onto the terrace and garden beyond, giving a wonderful feeling of inside outside living. Oak herringbone flooring runs through from the dining room down to the drawing room. The drawing room has a beautiful panelled fire surround and wood burner with French doors for garden access. There is a sitting room with large picture window, capturing the garden and then the room flows into the dining room. At the far end is the kitchen which incorporates a breakfast area and family room which is a lovely social space. There

are French doors to the terrace and large picture window. The kitchen is handmade and incorporates a large island with marble worktops and the floor is limestone tiles. The downstairs has underfloor heating to all areas, except the family room to the front of the house and the boot/utility room. Upstairs is a large landing with loft access. The loft has a drop down ladder and offers plenty of storage. The main bedroom suite has a separate dressing room, then leads into the bedroom with luxurious ensuite, benefitting from a "Victoria + Albert" bath and separate walk in shower. There are 2 further bedrooms, both with ensuite shower rooms and 2 additional bedrooms and a family bathroom with bath and corner shower. Much care and attention has been given to this property, resulting in a beautifully presented and spacious home. An early viewing is advised.



#### OUTSIDE

Privately approached behind hedging to the front, entrance is onto the driveway with lawned area to the front. The driveway curves up to the garaging and car-port and offers plenty of parking. The detached garage has one open car-port bay and one closed bay. An internal staircase then takes you up to the office above, offering a great opportunity for home working. The main garden at the back of the house is

south facing with lush lawn and mature trees running round to the side. The mainly hedged boundaries offer complete privacy. A long terrace leading from the reception rooms mirror the inside space, with 2 seating areas and dining allowing for wonderful "al fresco" living and entertaining. To the back left hand corner of the garden is a second driveway entrance coming directly off Baker Street. The peaceful private outdoor space compliments this wonderful residence.

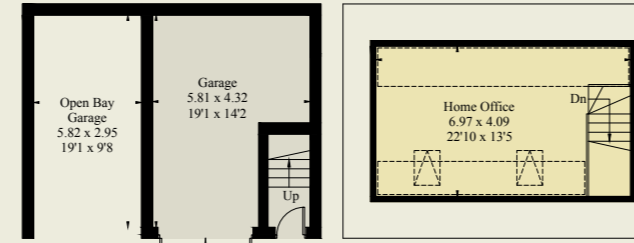


# Lime House, Spring Lane, Aston Tirrold Didcot OX11 9EJ

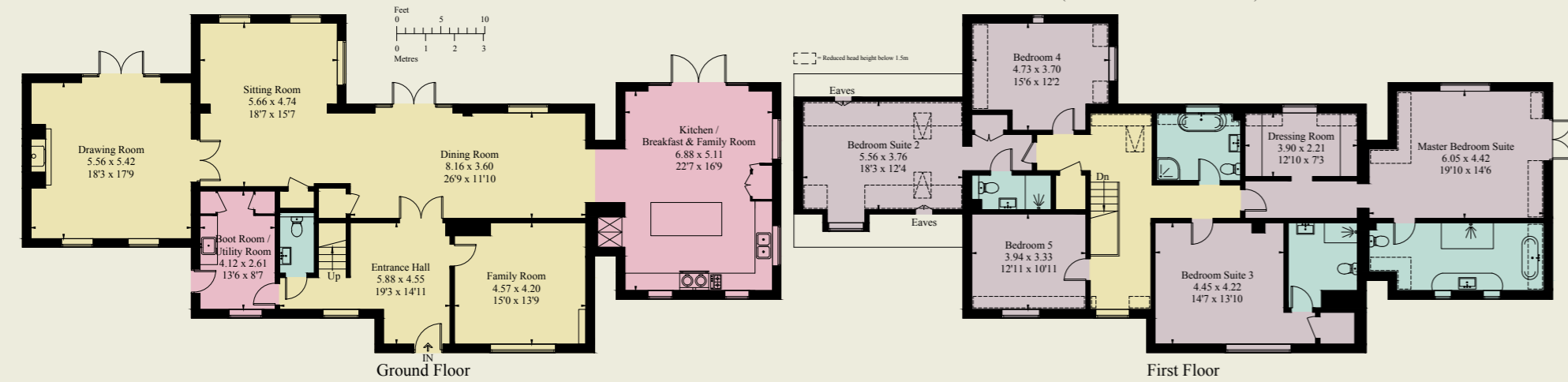
Approximate Floor Area = 364.7 sq m / 3925 sq ft

Outbuilding = 70.5 sq m / 758 sq ft (Including Open Bay Garage)

Total = 435.2 sq m / 4684 sq ft



Outbuilding Ground Floor  
(Not Shown In Actual Location / Orientation)



## GENERAL INFORMATION

**Services:** Mains water, electricity, drainage, and gas are connected. Underfloor heating to all of downstairs, except boot/utility room and front family room. Superfast Broadband connected.

**Energy Performance Rating:** C / 79

**Postcode:** OX11 9EJ

**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. Continue on this road and into Baker Street. At the end of the street, with The Chequers Bar & Restaurant on your right, turn left and Lime House is the house on the left with the high grassed bank in front.

## 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.



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #69098



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