



Alizeti, The Croft, Aston Tirrold, Didcot, OX11 9DL

welcome to

Alizeti, The Croft, Aston Tirrold, Didcot

A rarely available detached family home situated on a peaceful tree-lined road in the highly sought-after village of Aston Tirrold. The property provides ample family living space. The ground floor offers an entrance porch with built-in storage cupboard, which leads to an inner hallway and further storage with stairs to the first floor. There is a modern fitted kitchen/dining area with doors onto a patio and rear garden, a living room with feature fireplace and multi-fuel stove, leading to a dining room with double doors onto the rear garden with views on to an attractive paddock. There is also a utility room and cloakroom on the ground floor. To the first floor there are 3 generous sized double bedrooms and a further small bedroom and family bathroom, whilst to the second floor there is a master bedroom with en-suite shower room and a further room currently used as an office, both with delightful views over the rear garden and the village. Gated access leads to a gravelled driveway and garage, whilst side access leads to an established rear garden which is mainly laid to lawn with patio area and established flower and shrub borders.

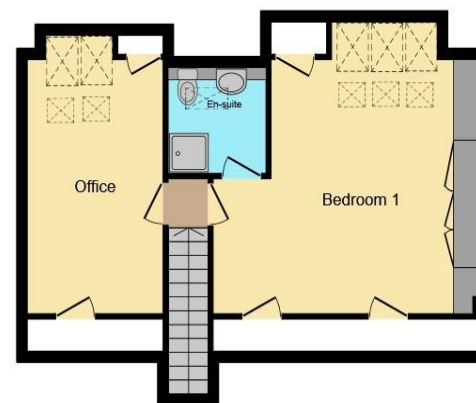




Ground Floor



First Floor



Second Floor

Entrance Porch

Entrance Hall

Lounge

13' 2" x 19' 3" (4.01m x 5.87m)

Dining Room

11' 4" x 9' 11" (3.45m x 3.02m)

Kitchen

19' 9" x 10' 5" (6.02m x 3.17m)

Utility

Downstairs Wc

Bedroom One

17' 6" max x 15' 7" max (5.33m max x 4.75m max)

En-Suite

Bedroom Two

18' 4" x 9' 1" (5.59m x 2.77m)

Bedroom Three

14' 3" x 12' 11" (4.34m x 3.94m)

Bedroom Four

13' x 9' 10" (3.96m x 3.00m)

Bedroom Five

14' 2" x 8' 11" (4.32m x 2.72m)

Office

10' 5" x 6' 11" (3.17m x 2.11m)

Bathroom

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Welcome to

Alizeti, The Croft, Aston Tirrold, Didcot

- Detached Family Property
- Village Location
- Five Bedrooms
- Kitchen Dining Family Room
- Utility Room

Tenure: Freehold EPC Rating: C
Council Tax Band: F

£975,000



Location

Located at the foot of the Berkshire Downs with the Ridgeway National Trail and fabulous walks 'from your back door', Aston Tirrold is widely regarded as one of the very best villages in South Oxfordshire. It is a pretty village of mostly period architecture with significant houses, renowned gastro pub, village hall, two churches, excellent car garage and cricket club. Aston Tirrold has a thriving community and wonderful social scene, while also being valuably peaceful – its lanes are quiet as it is not a cut-through for traffic. For families with children, there is a wide choice of excellent local schools, both independent and state. Ideally located 5 miles from Didcot Parkway station (regular trains to London Paddington from 37 minutes) and with easy access to the A34, M4 and M40 motorways, this village is both idyllic and practical. Local shops, restaurants and cafes can be found close by in the attractive market town of Wallingford and the twin villages of Goring and Streatley, which sit on the banks of the River Thames.



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/DID106487



Property Ref:
DID106487 - 0010

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


allen & harris



01235 812333



didcot@allenandharris.co.uk



135 Broadway, DIDCOT, Oxfordshire, OX11 8RQ



allenandharris.co.uk