



The Croft, Aston Tirrold, OX11 9DL

welcome to

The Croft, Aston Tirrold

Located on an attractive tree-lined street in the highly sought-after village of Aston Tirrold, you will find this extended and much loved home, which has undergone significant improvements in recent years, creating this sizable family home in one of South Oxfordshire's prettiest villages. This beautifully presented semi-detached home was extended in 2016 by the current owners to create this wonderful open living space. The accommodation comprises: 24ft x 19ft max(7.52m x 5.92m) L shaped cottage style open plan kitchen/dining/family room with twin doors onto the patio, a snug sitting room with 'jet master' open fire, utility/boot room, cloakroom and the property is accessed via the Oak framed porch. First floor accommodation boasts an impressive 23ft max(7.16m) useful study/landing, 17ft x 13ft(5.38m x 4.01m) master bedroom with four-piece en-suite bathroom, three further double bedrooms and four-piece family bathroom. Outside to the front is a gravel driveway with ample parking for vehicles, access to the 26ft(8m) integral garage/workshop, side access gate leading to the delightful, landscaped gardens offering a high degree of privacy, being fully enclosed and offers the potential for a home office/annex (subject to further planning).

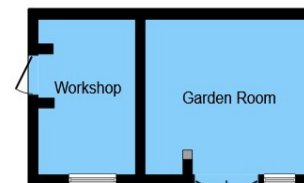




Ground Floor



First Floor



Outbuilding

Oak Framed Entrance Porch

Entrance Hall

13' 3" x 6' 2" (4.04m x 1.88m)

Kitchen/Dining/Family Room

19' 5" x 24' 8" narrowing to 12' 4" (5.92m x 7.52m narrowing to 3.76m)

Sitting Room

16' 5" x 12' (5.00m x 3.66m)

Utility/Boot Room

9' 8" x 6' 9" (2.95m x 2.06m)

Cloakroom

Landing

6' 2" x 23' 6" narrowing to 13' 6" (1.88m x 7.16m narrowing to 4.11m)

Master Bedroom

17' 8" x 13' 2" (5.38m x 4.01m)

En Suite Bathroom

12' 6" x 6' 10" (3.81m x 2.08m)

Bedroom 2

14' x 9' 7" (4.27m x 2.92m)

Bedroom 3

13' 4" x 9' 3" (4.06m x 2.82m)

Bedroom 4

10' narrowing to 9' 4" x 12' (3.05m narrowing to 2.84m x 3.66m)

Family Bathroom

10' 5" x 9' 9" (3.17m x 2.97m)

Garage/Workshop

26' 3" x 13' 5" narrowing to 9' 1" (8.00m x 4.09m narrowing to 2.77m)

Front And Rear Garden

Garden Room/Workshop

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

The Croft, Aston Tirrold

- A Beautifully Presented Semi Detached House
- Aston Tirrold Village Setting
- Four Bedrooms and Three Reception Rooms
- Garden Offering High Degree of Privacy
- Potential to Create a Home Office

Tenure: Freehold EPC Rating: C

£935,000

*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 and times approximate)

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/WLF104917



Property Ref:
WLF104917 - 0004

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