

WE VALUE



YOUR HOME



The Croft, Aston Tirrold
£895,000



Situated in the sought-after location, this beautifully extended and immaculately presented four-bedroom family home offers generous living space, contemporary finishes, and a superb layout designed for modern family life.

Approached via a gravelled driveway providing ample off-street parking, the property opens into a welcoming entrance hall with a separate lobby area. The ground floor benefits from underfloor heating throughout, leading into the heart of the home: an impressive open-plan kitchen/dining/living space measuring approximately 545 sq ft. This stunning room features a central island with breakfast bar, integrated appliances, and bi-fold doors that open onto the rear garden—perfect for indoor-outdoor living and entertaining.

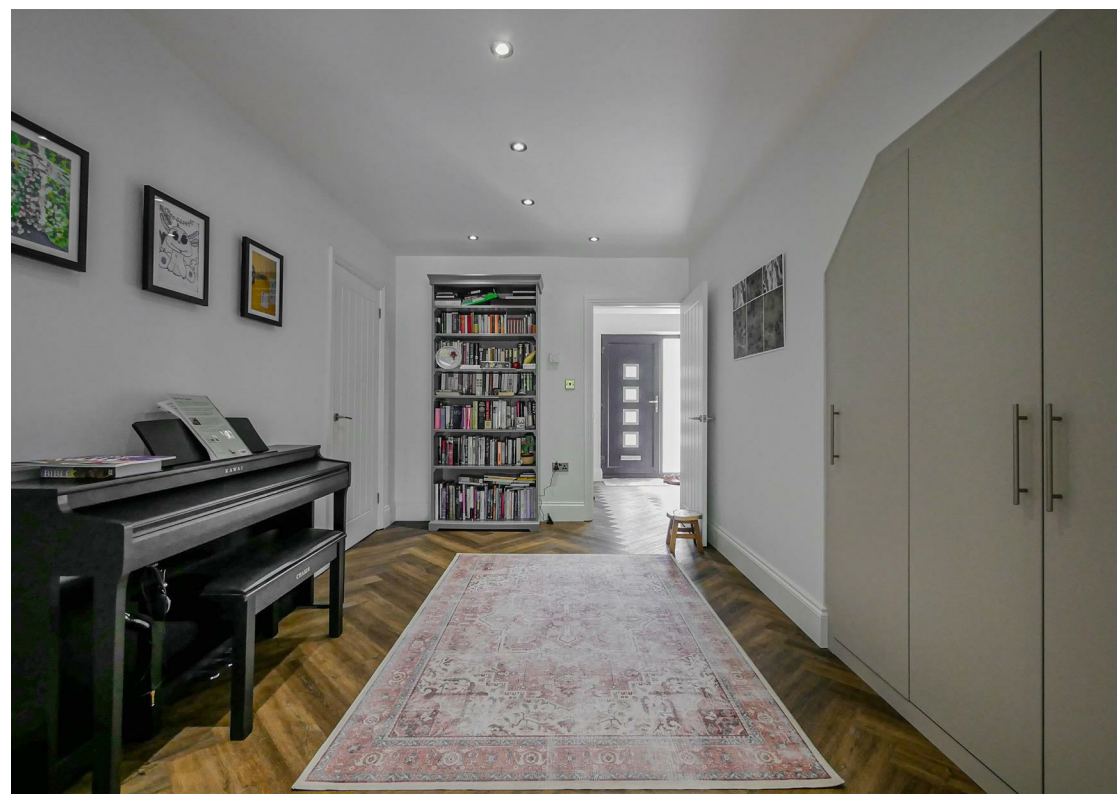
The ground floor also includes a separate utility room, a home office/study, and a cloakroom for added convenience.

Upstairs, you'll find four well-proportioned bedrooms, two of which benefit from their own en-suites. A contemporary family bathroom serves the remaining bedrooms, offering both bath and shower facilities.

Outside, the generously sized rear garden features a raised decking area with a pergola and louvered roof—ideal for al fresco dining—along with mature trees and two timber sheds.

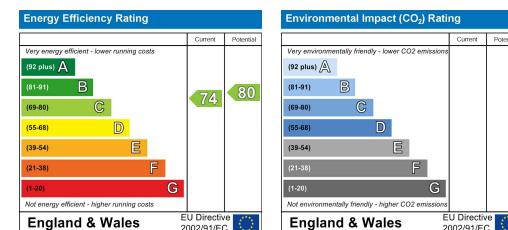
What the Owner Says...

"It has been a fantastic family home, and The Croft has been a wonderful place to live. It's lovely and peaceful, whilst there is always lots going on in the village. We are lucky to have wonderful and friendly neighbours, and we are sure whoever lives here next will love it just as much as we have."



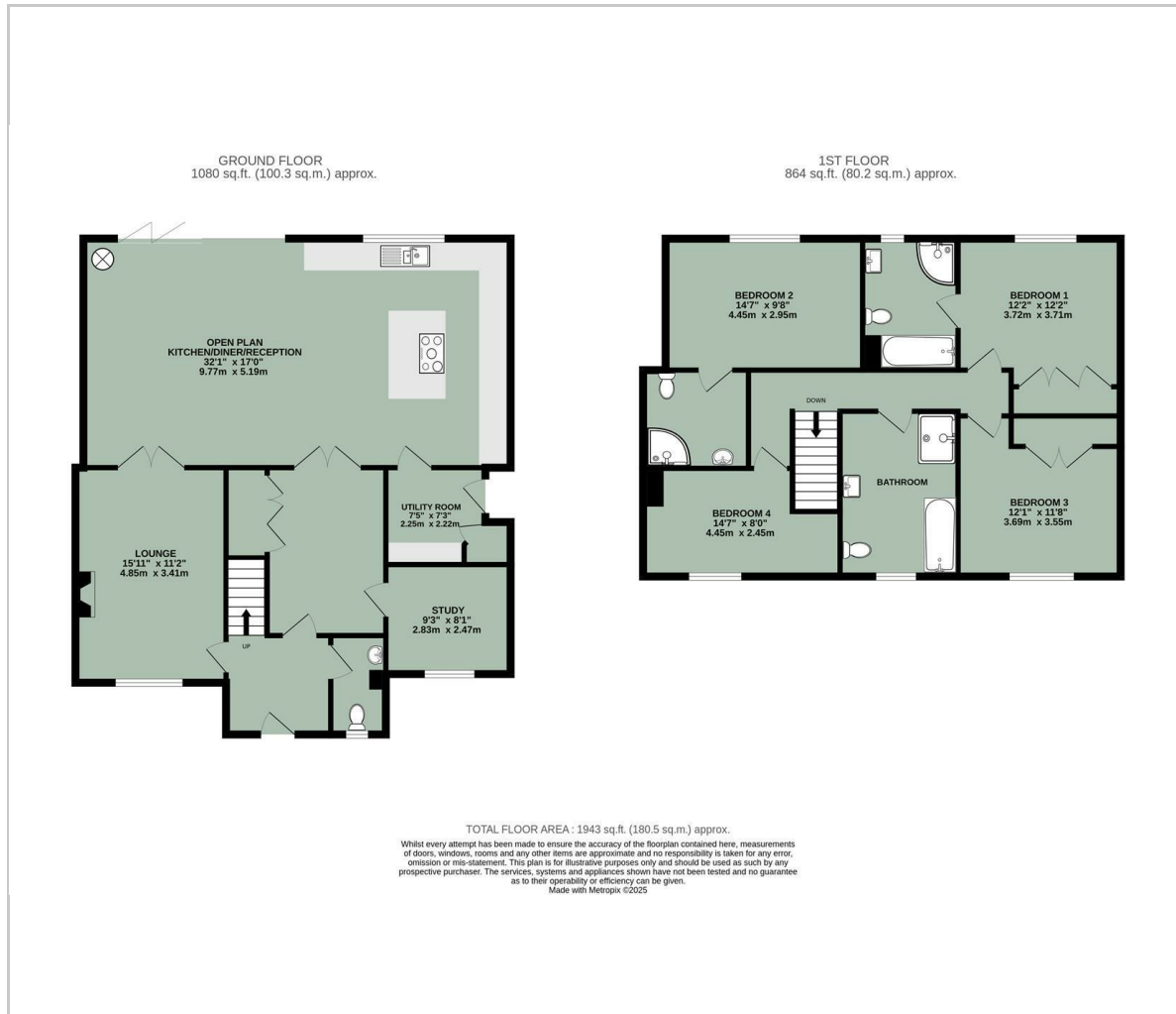


- BEAUTIFULLY EXTENDED & PRESENTED THROUGHOUT
- OPEN PLAN KITCHEN/DINING/RECEPTION ROOM WITH ISLAND BAR & INTEGRATED APPLIANCES
- GENEROUSLY SIZED REAR GARDEN
- WELCOMING ENTRANCE HALL & LOBBY
- SEPARATE LOUNGE, STUDY, UTILITY & CLOAKROOM
- TWO MODERN EN-SUITES & A FAMILY BATH/SHOWER ROOM
- DRIVEWAY PROVIDES AMPLE OFF-STREET PARKING



Energy Efficiency Graph

Floor Plan



Area Map



Viewing

Please contact our In House Sales & Lettings Office on 01491 839999 opt.1
if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

28 St Martins Street, Wallingford, Oxfordshire, OX10 0AL
Tel: 01491 839999 opt.1 Email: sales@inhouseestateagents.co.uk www.inhouseestateagents.co.uk