



SLADE FARMHOUSE

Aston Upthorpe



AN EXCEPTIONAL GRACE II LISTED COUNTRY HOME

with separate annexe set in a charming village, c. 4 miles from Didcot
Parkway Station which provides regular fast trains to London.



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Local Authority: South Oxfordshire District Council

Council Tax band: G

Tenure: Freehold

Guide price: £2,150,000



SLADE FARMHOUSE

Slade Farmhouse occupies a private position at the edge of the highly desirable village of Aston Upthorpe. Originally dating back to the 1600s, this elegant home has been meticulously restored and extended, blending period charm with high quality contemporary finishes throughout.

Offering over 3,600 sq ft of accommodation, including a detached annexe and garaging, the house combines traditional beamed rooms, inglenook fireplaces and vaulted ceilings with a light-filled, flexible layout ideal for modern family living.

The house is approached via an automatic five-bar gate opening to a large gravel driveway. The mature, professionally landscaped gardens wrap around the property, featuring level lawns, orchard trees, herbaceous borders, and a generous flagstone terrace. There is also a Hartley Botanic Green House and shed.







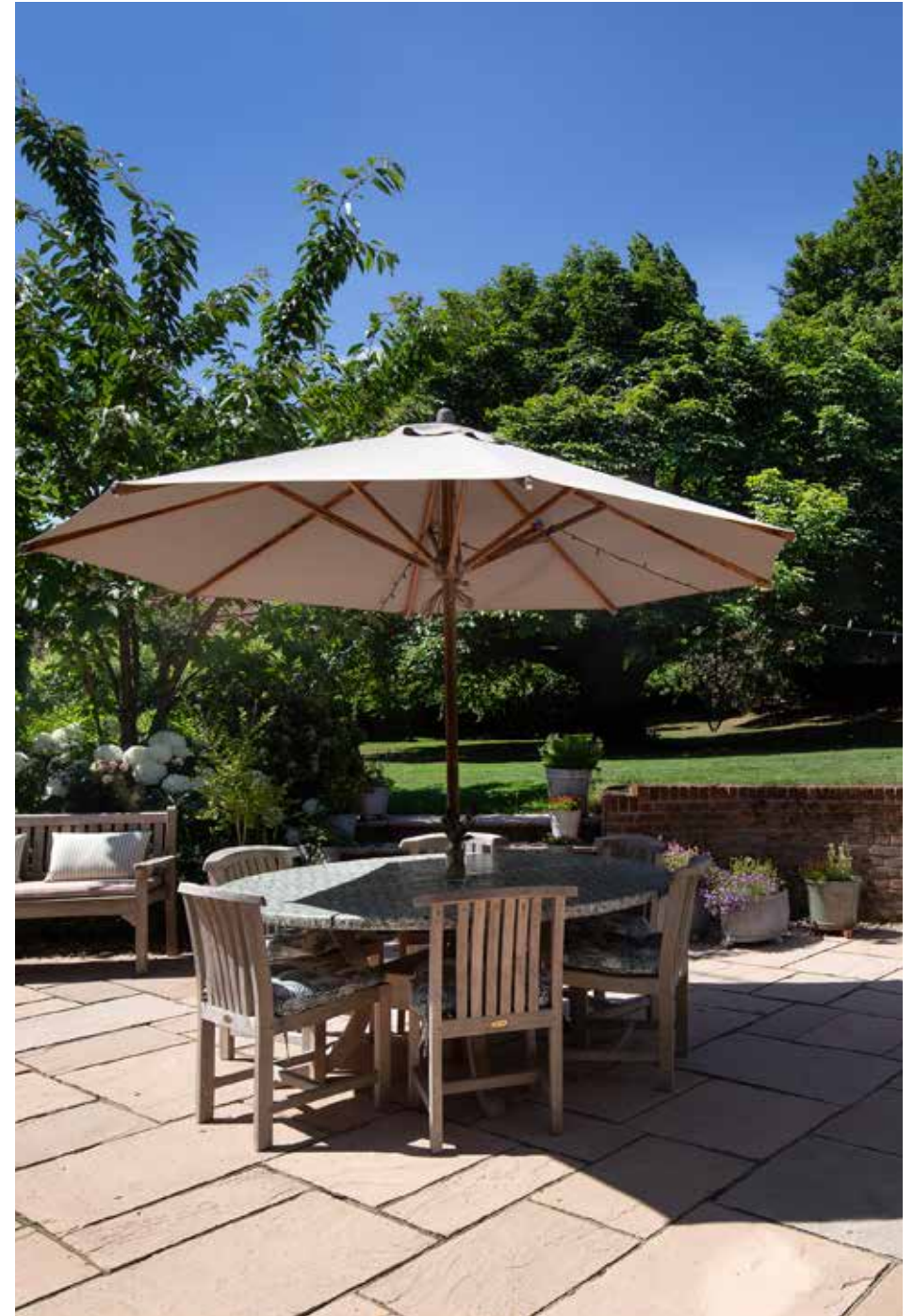




LOCATION

The twin villages of Aston Upthorpe and Aston Tirrold are one of South Oxfordshire's most picturesque and historic village communities. Nestled at the foot of the Berkshire Downs, the area enjoys access to stunning countryside, including the nearby Ridgeway Path. The villages are known for their attractive period architecture, thriving community spirit, and local amenities including a pub, village hall, and cricket ground.

Excellent transport links are close at hand, with Didcot Parkway (c.4 miles) offering regular fast services to London Paddington, and both the A34 and M4 within easy reach. There are good road communications to the surrounding towns including Didcot and Wallingford with excellent shopping facilities and amenities. The area is well served by good schools both primary, secondary, state and independent.





**Approximate Gross Internal Area 3095 sq ft - 288 sq m
(Excluding Garage & Outbuilding)**

Ground Floor Area 1517 sq ft – 141 sq m

First Floor Area 1238 sq ft – 115 sq m

Garage Area 518 sq ft – 48 sq m

Annexe Area 340 sq ft – 32 sq m

Outbuilding Area 173 sq ft – 16 sq m



(Including Basement / Loft Room)

Approximate Gross Internal Area = 287.53 sq m / 3,095 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



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