



## RACES FARM

ASTON TIRROLD, OX11 9DJ

**£600,000**  
**FREEHOLD**

A wonderful opportunity to acquire a delightfully unusual property situated in the heart of rural Aston Tirrold, formerly a stable block, 'Dairy Cottage' is now a two-bedroom home. Accommodation comprises kitchen to the front of the property and the bathroom is also situated on the ground floor, the dual aspect sitting room has French doors leading to the garden and enjoys a wood burning stove and stairs leading to the two bedrooms on the first floor. Dairy cottage benefits from more land than its neighbour 'The Stables', with an enclosed garden, views over uninterrupted rolling countryside, ample driveway parking, and a substantial green area directly in front which may also offer further potential, subject to the usual planning consents. Dairy Cottage is one half of the existing block, and in its own right offers further potential, however, The Stables is the other part of the building which is also being marketed and in total could provide an exciting opportunity to enhance/convert or extend, subject to the usual planning consents. The Astons are thriving villages that sit between Didcot and Wallingford and are situated ideally for excellent commuter links with the nearest mainline station of Didcot Parkway less than 5 miles away.

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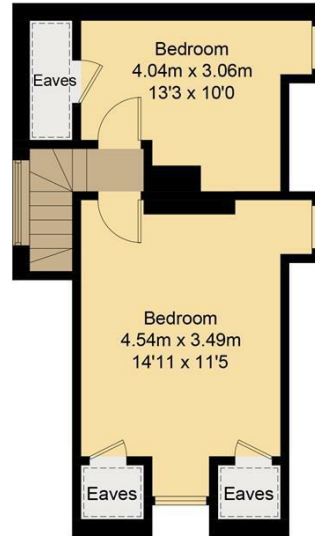


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= Reduced headroom below 1.5m / 5'0"



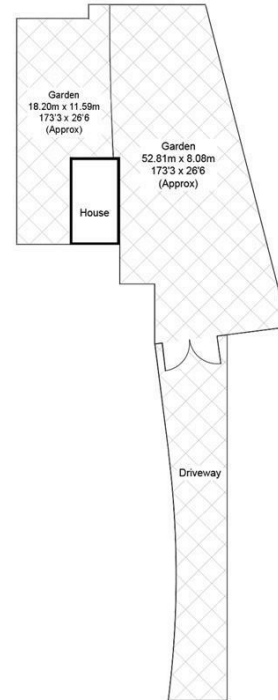
Ground Floor



First Floor

### Dairy Cottage, OX11

Approximate Gross Internal Area (Excluding Eaves)  
79.1 sq m / 851 sq ft  
Garden Area = 856.3 sq m / 9217 sq ft



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         | 100       |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  | 29                      |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

Floor plan produced in accordance with RICS Property Measurement Standards.  
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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