



## RACES FARM

ASTON TIRROLD, OX11 9DJ

£575,000  
FREEHOLD

A wonderful opportunity to acquire a delightfully unusual property situated in the heart of rural Aston Tirrold, formerly a stable block 'The Stables' is now a charming three-bedroom home. Accommodation comprises a well-equipped farmhouse style open plan kitchen diner with external door leading to the low maintenance garden, a large hallway with open staircase leads to the large, elegant, dual aspect sitting room which boasts an impressive brick fireplace and inset wood burning stove, along with the family bathroom on the ground floor. Upstairs the principal bedroom benefits from an en-suite shower room and there are two further well-proportioned bedrooms. The attractive garden has been landscaped to provide easy maintenance and there is a useful shed, along with a further lawned area to the rear, and there is parking adjacent to the property. The Stables is one half of the existing block, and it is joined by Dairy cottage, 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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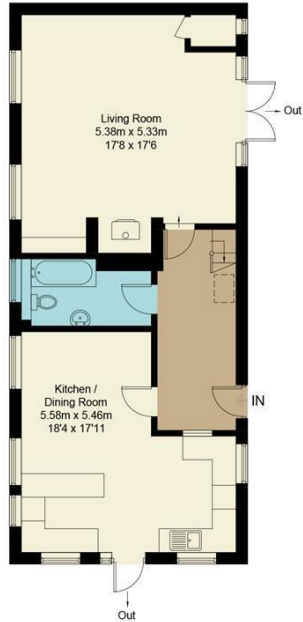
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### The Stables, OX11

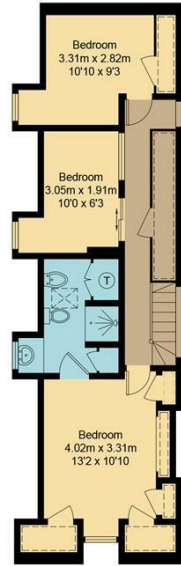
Approximate Gross Internal Area  
121.9 sq m / 1312 sq ft  
Garden Area = 320.1 sq m / 3446 sq ft



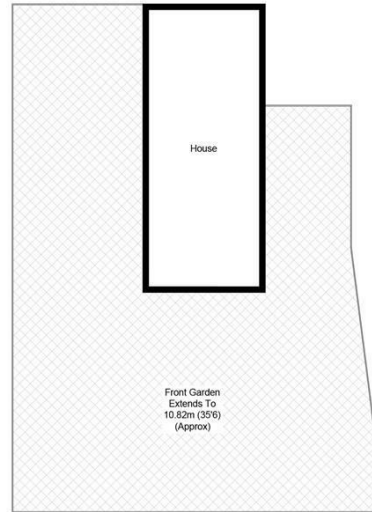
= Reduced headroom below 1.5m / 5'0"



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement Standards.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>		<b>29</b>	
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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

Didcot Office Sales  
210 Broadway  
Didcot  
Oxfordshire  
OX11 8RN

01235 812229  
didcot@wjestates.co.uk  
www.wjestates.co.uk

# William | Jones

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