



Spring Lane, Aston Tirrold, OX11 9EJ



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This former school is a charming character property that blends historic features with generous living space. Originally dating back to 1870 with a sympathetic extension added in 1970, the house retains a sense of heritage and practical modern living.

There are 3 double bedrooms and 2 bathrooms, a spacious kitchen/breakfast room with French doors to the garden, utility/boot room, family room and a magnificent triple aspect living/dining room also with French doors to the garden. Outside the property benefits from a good size secluded garden, there is ample parking on its wide driveway. Surrounded by countryside the village is just over 4 miles to Didcot Parkway train station with 40 minute journey times to Paddington and 4.5 miles to the centre of Wallingford.



Tenure - Freehold

Entrance Porch: Tiled floor, windows either side.

Reception Hall: Secondary glazed arched window to the front, wood floor, radiator, cupboard, cloaks recess and stairs to landing.

Cloakroom: Fitted with a white two-piece suite, panelled dado, wood floor, down lighters and under stair cupboard.

Living/Dining Room: A bright triple aspect room with windows to front side and front doors to the rear garden, fireplace with carved wooden surround and marble inset hearth, gas point. wood floor and three radiators, loft access.

Family Room: Secondary glazed window to the front, Wood floor, radiator cupboards and shelves to the side of chimney breast.





Kitchen/Breakfast Room: Double aspect with windows rear and side and French doors to the garden. The kitchen has a range of units with Quartz worktops incorporating a breakfast bar and white sink. Smeg range with extractor hood recess for fridge freezer and dishwasher, down lighters, tiled floor with underfloor heating, Harvey water softener.

Utility Boot Room: Windows to the front and rear, casement door to the side garden, Belfast sink, range of cupboards, worktop, gas boiler, radiator, down lighters and tiled floor.

Stairs to Landing: Light tube.

Bedroom 1: Two double glazed windows overlook the rear gardens, range of wardrobes, radiator.

Ensuite Shower Room: Fitted with a white three-piece suite including a tiled shower cubicle, tiled floor, down lighters, radiator and double glazed window.

Bedroom 2: Secondary glazed window to the front, wardrobes, hand basin and radiator. Loft access.

Bedroom 3: Secondary glazed window to the front, hand basin, radiator.

Bathroom: Fitted with a white three-piece suite that includes a shower and screen over the bath, part tiled walls, panelled dado, double glazed window, down lighters and radiator. Loft access.

Outside:

To the Front: White gravel drive with retaining brick wall and gates either side to the garden.

Rear Garden: A lovely feature extending to a maximum of 80' in width and is predominantly set to lawn with a rockery. A pretty brook runs across the bottom of the garden, which is attractively planted on either bank. The gardens are enclosed by timber fencing and brick walling with a paved terrace and side gates. There are planted side borders and an attractive



Directions

From our offices into St Martin's, turn right onto St Mary's Street, continue onto Reading Road. At the roundabout, continue straight onto Reading Road/A329, turn right onto Halfpenny Lane, turn right onto A417, turn right onto Spring Lane and the property will be on the right.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

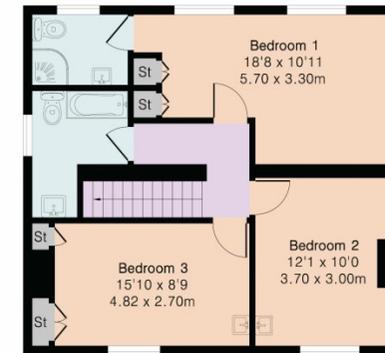
Approximate Gross Internal Area 1813 sq ft - 168 sq m

Ground Floor Area 1188 sq ft – 110 sq m

First Floor Area 625 sq ft – 58 sq m



Ground Floor



First Floor

Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

