



Baker Street, Aston Tirrold, OX11 9DD

Offers In The Region Of £995,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

Lavender House is a wonderfully positioned detached home located on desirable Baker Street, set within the heart of one of South Oxfordshire's most desired villages of Aston Tirrold.

Having undergone the most exemplary renovation and extension works in recent times, this beautifully presented four double bedroom detached house is located in the heart of one of South Oxfordshire's most desirable villages, complete with a statement 30ft kitchen/dining/family room with two large skylights.

This immaculate and stylish family home comprises an impressive entrance hall with ceramic tiled floor, study, modern shower room, large lounge with oak herringbone flooring and wood burning stove, utility room and a very grand kitchen/dining/family room with central island breakfast bar overlooking the garden.

On the first floor there is a luxury family bathroom with free standing bath, four double bedrooms, with both the guest and principal bedrooms having en-suite shower rooms.

To the rear of the property there is a good-sized, predominantly lawned garden with patio area. Finally, to the front of the property there is very appealing landscaping creating ample driveway parking.

For the finish, size, and location of this luxuriously appointed detached home to be fully appreciated; the property must be viewed.





Key Features

- Significant & contemporary accommodation created via an extension to the rear of the property with bi-fold doors leading to the rear garden
- Ample off street parking to the front via a gravelled driveway
- Living room with herringbone oak flooring and wood burning stove
- Four double bedrooms with accompanying en-suites to majority of the rooms
- Versatile ground floor accommodation offering flexible reception space via open plan kitchen/dining room, family sitting room and study
- Located in one of south Oxfordshire's most desirable villages
- Stylishly remodelled and renovated within recent years
- EPC Rating: C
- Council Tax: F

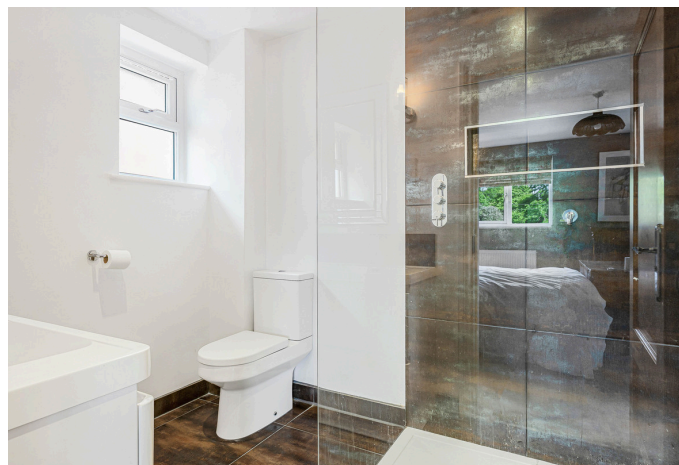


The Location

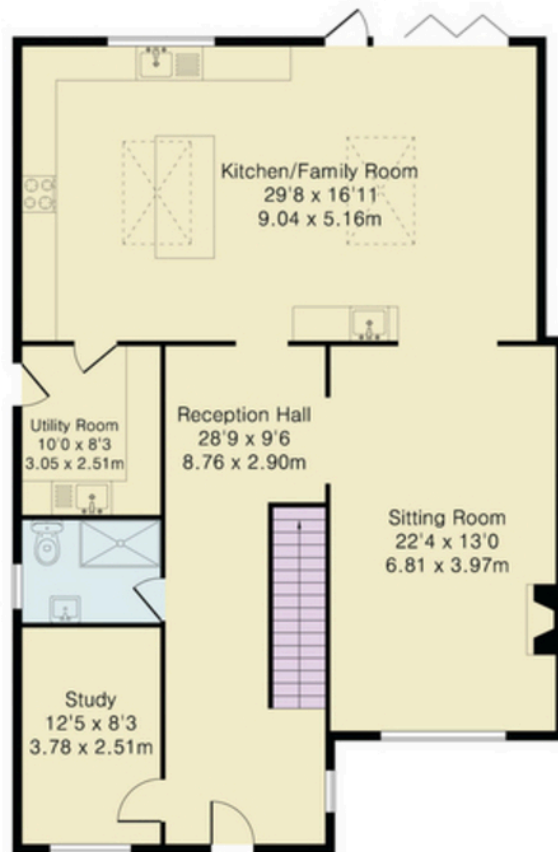
Aston Tirrold and neighbouring Aston Upthorpe are among the prettiest and most popular villages in the area. There is a thriving village community, Post Office, garage, two churches, village hall, cricket club and an excellent pub with restaurant. Wallingford is 4 miles away providing a full range of amenities and services.

Didcot offers leisure and sporting facilities for all ages, the Orchard Centre shopping complex, with multiplex cinema, Cornerstone art centre and various cafes and restaurants. Didcot has excellent road links to the A34 which in turn lead to the M40 in the north and the M4 in the south. There is also an excellent mainline train service into London Paddington from Didcot Parkway (approx. 40 minutes).

Some material information to note: Brick & tile freehold house. Oil central heating. Mains water, electricity and drainage. The property has driveway parking. Ofcom checker indicates standard to ultrafast broadband is available at this postcode. Ofcom checker indicates good mobile availability for data and voice calls is available with O2 & Vodafone but there may be some restricted voice & data with EE & Three. The government portal generally highlights this as an unlikely/low risk postcode for flooding. We are not aware of any planning permissions in place which would negatively affect the property. Details of any covenants or easements are available on request from the estate agent. Properties built or renovated pre-1999 may contain asbestos in certain building materials e.g. Artex, vinyl tiles, sheet boards and corrugated roofing, pipework and lagging/insulation. We have noted the presence of Artex but as no survey has been carried out, we cannot comment in respect of asbestos potentially elsewhere. These are generally considered safe unless disturbed, prospective buyers must take their own advice.



Approximate Gross Internal Area 2094 sq ft – 194 sq m
Ground Floor Area 1295 sq ft – 120 sq m
First Floor Area 799 sq ft – 74 sq m



Ground Floor



First Floor

Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Didcot Office
103 Broadway, Didcot
Oxfordshire, OX11 8AL

T 01235 813 777
E didcot@thomasmerrifield.co.uk
W thomasmerrifield.co.uk

THOMAS
MERRIFIELD
SALES LETTINGS