



The Croft, Aston Tirrold, OX11 9DL

Offers Over £798,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

Located in the quintessential village of Aston Tirrold and having been significantly extended within the last two decades is this four double bedroom semi-detached family home. Situated along this pretty tree lined road, this family home within more recent years has benefitted from extensions to the side & rear of the property on both storeys to significantly expand its first & ground floor accommodation. Offering a stylish and contemporary finish throughout, the properties accommodation provides a modern family lifestyle with flexible living space via a sizeable kitchen/living/dining room leading on to the garden through the bi-folding doors, versatile reception space including a home office/study as well as a separate family sitting room which flows black through to the open plan kitchen. Further to the ground floor is a spacious entrance hall with ample storage & cloakroom, walk through reception room ideal for playroom or additional storage space and a utility room off of the kitchen. The modern kitchen itself boasts a central island with breakfast bar, granite work tops as well as induction hob with overhead extractor fan. To the first floor, there are four well-proportioned double bedrooms, two of which benefit from their own en-suites which have had recent improvements. There is also a stylish four-piece family bathroom which is accessible from the landing and built in wardrobes to two of the bedrooms. The approach to the property is via an ample gravelled driveway which offers parking for multiple vehicles as well as gated side access leading to the rear garden. The large lawned & enclosed rear garden has raised composite decking with a covered seating area directly off of the kitchen/dining room; perfect for entertaining. Furthermore there a mature trees, shrub lined borders and timber storage sheds to the bottom of the garden. Further benefits to its sale include underfloor heating to the ground floor & en-suites, luxury LVT herringbone flooring and a log burner.





## Key Features

- Four double bedrooms
- Ample off-street parking to the gravelled driveway
- Substantially extended and immaculately presented throughout
- Wet underfloor heating system throughout the ground floor and electric underfloor heating to one of the en-suites
- Central island, stone work tops and integrated appliances to the kitchen/dining room
- Gas Centrally heated and UPVC double glazed throughout
- Located 3.8 miles from Didcot Parkway Train Station which offers mainline services to London Paddington within 40 minutes
- EPC Rating C
- Council Tax D





## The Location

Aston Tirrold and the neighbouring Aston Upthorpe are among the prettiest and most popular villages in the area. There is a thriving village community, garage, church, village hall, cricket club and an excellent pub with restaurant. The attractive market town of Wallingford is 4 miles away providing a full range of amenities and services including a large Waitrose, hospital, doctors, individual dentists, high street shops and several good restaurants.

More extensive shopping facilities are found at Newbury, Oxford, and Reading. Excellent local schools include preparatory at Moulsoford, Cranford House, St Andrew's, Pangbourne, The Manor and Cothill as well as a wide choice of senior schools including Abingdon St Helen and St Katharine, St Edward's, Radley, Bradfield College, The Oratory and Pangbourne College.

Some material information to note: Brick & tile construction. Mains Gas. Mains water, electricity & drainage. The property has driveway parking. Ofcom checker indicates standard to ultrafast broadband is available at this postcode. Ofcom checker indicates some restricted mobile reception availability with certain providers. The government portal generally highlights this as a very low risk/unlikely address for flooding. 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. These are generally considered safe unless disturbed but prospective buyers must take their own advice. Please be advised, we have not carried out a survey to determine its presence.



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## Approximate Gross Internal Area 2048 sq ft - 191 sq m

Ground Floor Area 1128 sq ft – 105 sq m

First Floor Area 920 sq ft – 86 sq m



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