



Thorpe Street, Aston Upthorpe, OX11 9EF

Offers Over £1,000,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

A stylish character property offering thoughtfully configured four bedroom family accommodation including a particularly impressive open-plan kitchen dining and family space opening to the gardens, centrally situated in what is considered one of the most desirable of the south Oxfordshire villages.

2 Edlins Cottage has been the subject of a significant reconfiguration and extension by the present owners to create a unique home blending character and contemporary design in equal measure in a quintessential village setting.

Features include an impressive principal bedroom with large dressing room and en-suite, three further double bedrooms, a snug style sitting room, reception hall complete with fireplace and wood burner, gas central heating and as previously mentioned of course the open plan living dining and kitchen space complete with lantern skylight and bifold doors opening to the gardens.





Key Features

- Four very generous bedrooms; the master of particular scale with dressing room and modern en-suite bathroom
- Extensive driveway parking with garage (garage has shared door with neighbour)
- Reception hall complete with wood burner
- Stylish open plan kitchen/family/dining space
- Study and Utility
- Snug style sitting room
- Garage and large driveway
- Pretty walled gardens with large terrace
- EPC Rating: C
- Council Tax Band: E





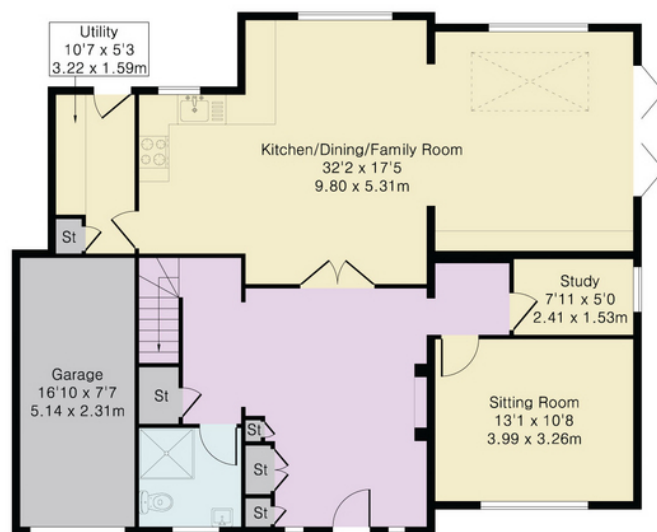
The Location

Some material information to note: Gas central heating. Mains water, electricity and drainage. The property has driveway parking. There is a garage which has a shared electric up & over door with the neighbour. Ofcom checker indicates standard to superfast broadband is available at this postcode. Ofcom checker indicates mobile availability & data is available with Vodafone but may be restricted/intermittent with some other providers. The property is within the conservation area. The government portal generally highlights this as an unlikely/low risk postcode. We are not aware of any planning permissions in place which would negatively affect the property. 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. For details of any restrictive covenants please contacting the selling agent.

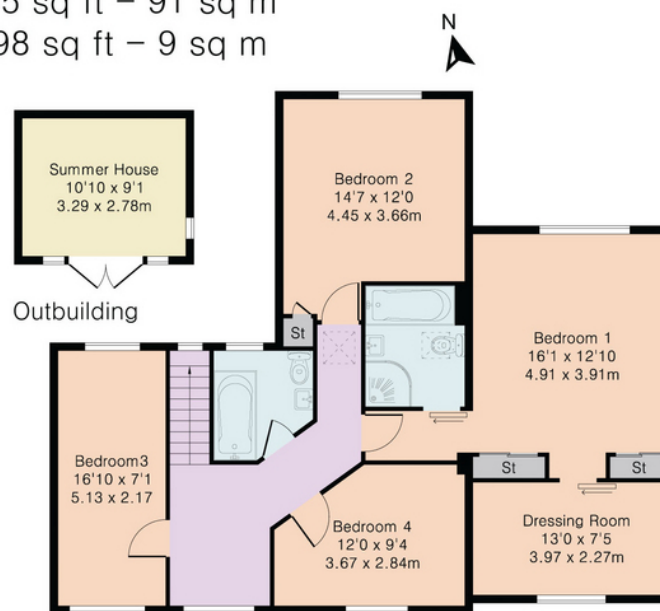
Aston Upthorpe and neighbouring Aston Tirrold are among the prettiest and most popular villages in the area. There is a thriving village community; a Post Office, garage, two churches, village hall cricket club and an excellent pub with restaurant. The attractive market town of Wallingford is 4 miles away. Didcot offers comprehensive leisure and sporting facilities for all ages, a 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.



Approximate Gross Internal Area 2293 sq ft – 233 sq m
 Ground Floor Area 1220 sq ft – 133 sq m
 First Floor Area 975 sq ft – 91 sq m
 Outbuilding Area 98 sq ft – 9 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.

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