



MYRTLE COTTAGE

ASTON UPTHORPE ♦ OXFORDSHIRE

Warmingham
www.warmingham.com



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Wallingford - 3½ miles ♦ Didcot - 3 miles ♦ Streatley on Thames

- 4.5 miles ♦ Reading - 14 miles ♦ Oxford - 14 miles ♦

A34 at Chilton - 4.5 miles ♦ M4 at Chieveley (J13) - 14 miles

(Distances approximate)

Within this popular quintessential English village surrounded by wonderful countryside, yet just a short hop to extensive amenities and London in around 40 minutes on direct train from Didcot.

An elegant detached Grade II listed period cottage, nestled in the heart of this Berkshire Down village and set on a generous plot approaching quarter of an acre. Myrtle Cottage has been sympathetically updated and enhanced throughout, and wonderfully retains its period appeal whilst comfortably accommodating today's modern style of living.

♦ Sympathetically updated period cottage

♦ Quiet village position

♦ Approximately ¼ of an acre plot

♦ Beautifully presented throughout

♦ Updated and enhanced including re fitted kitchen

♦ Short drive to Didcot Parkway mainline railway station

♦ Short drive to Cranford House & Moulsoford Prep

In All Extending To 1,968 sq ft



SITUATION

The twin villages of Aston Upthorpe and Aston Tirrold, which are merged together as one, lie at the foot of the Berkshire Downs in the valley just off the A417 Wantage to Streatley-on-Thames road as it extends across the Downlands close to the historic Ridgeway Path.

On the Downs there are numerous iron-age, Roman and Saxon earthworks and relics and the villages are believed to date from Saxon times as tradition recalls that King Ethelred and his brother Alfred (later the king), heard mass in the village before defeating the Danes nearby. Indeed Aston Upthorpe's All Saints Church was built on Saxon foundations, whereas St Michael's Church in Aston Tirrold, dates from 1080 and was later remodelled in the 13th century. The Astons had a tradition of Presbyterianism and in 1728 a Presbyterian chapel was built, being one of the oldest in existence in the country.

The villages boast numerous period properties of considerable character, reflecting the growth and prosperity through the centuries, many being listed as of significant historical and architectural interest. Nowadays the villages successfully retain their tranquil rural charm and way of life with farming and the land still being the dominant local activity, along with a notable thoroughbred Stud where many famous racehorse stallions stand. There is a village hall built in 1964, a car garage, a sports/cricket ground, the village pub, Olivier, is locally renowned for its high-quality French cuisine.

There are good road communications to the surrounding towns including Didcot and Wallingford and the fast A34 dual carriageway linking Newbury with Oxford is a short drive. The M4 motorway at junction 12 or 13 is also within easy striking distance.

Nearby stations at Cholsey and Didcot for trains to Reading and London Paddington.

In addition to having well revered and outstanding local state primary and secondary schooling nearby, the area is also extremely well served by an excellent range of private schooling, of particular note; Cranford House School, The Oratory Preparatory School, Moultsford Preparatory School, St Andrews Preparatory School, The Oratory School, Pangbourne College, Brockhurst & Marlston House, Downe House, Rupert House School, Shiplake College, The Abbey School, Bradfield College, The Manor Preparatory School, Abingdon School, Abingdon Preparatory School, Radley College, and St Helen & St Katharine.

Crossrail (Elizabeth Line) services have commenced from Reading, connected to directly via multiple nearby railway stations such as Didcot, Cholsey, and Goring & Streatley, which together with the completed electrification of the line has significantly improved travelling times to East and West destinations.

PROPERTY DESCRIPTION

Covered porch leads into an entrance hall, with staircase to the first floor and doors to the kitchen and drawing room. The Open plan kitchen/dining room is double aspect, fitted kitchen with Silestone work tops and matching island. French doors open onto the rear patio, the dining area continues into a feature study area with exposed beams and bespoke fitted bookcases.

The sitting room is accessed of the kitchen and is rear aspect with French doors opening onto the paved terrace. The drawing room is front aspect, and has a feature brick open fireplace with wooden surround, and exposed beams to the ceiling. To complete the ground floor accommodation there is a utility room and a W.C.

To the first floor there are three double bedrooms, a re-fitted family bathroom and a re-fitted separate shower room., staircase from the first floor landing leads to a second floor hobby room.

OUTSIDE

Gravelled driveway to the front provides off road parking and access to the part converted garage. The rear garden is a particular feature with a large paved patio adjacent with brick retaining wall and steps leading to a lawned garden with a well stocked variety of flower and shrub beds and borders throughout.





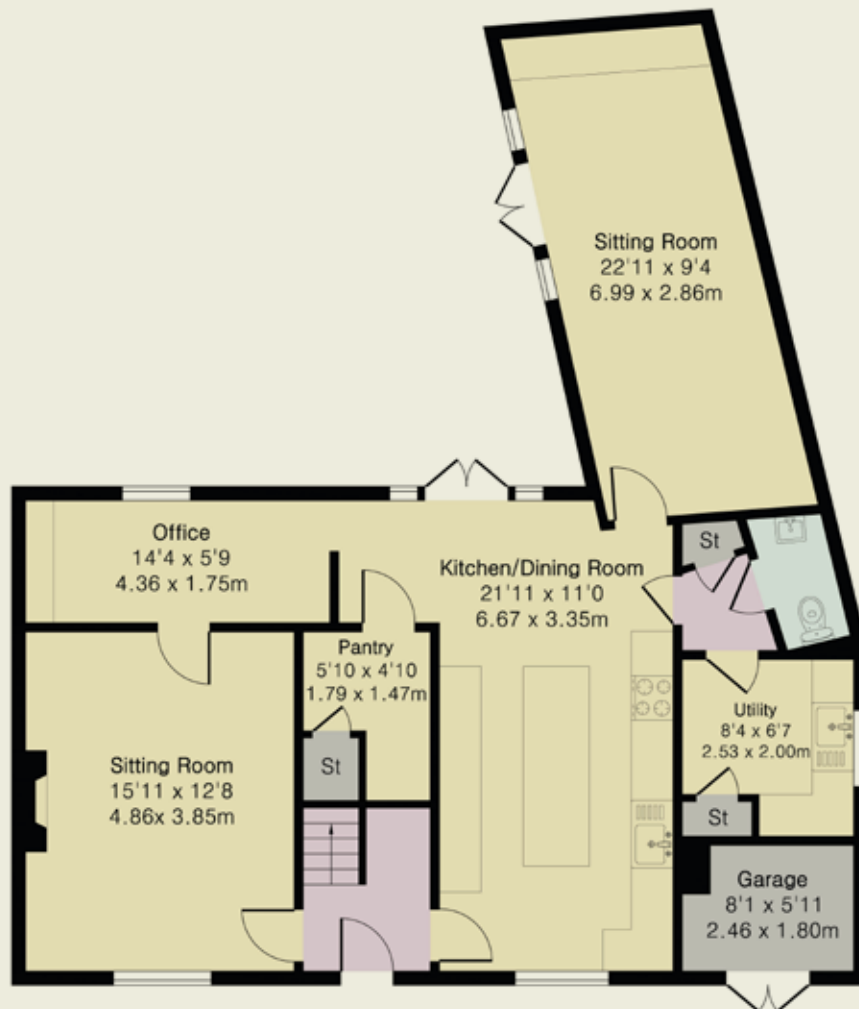
**Approximate Gross Internal Area 1920 sq ft - 179 sq m
(Excluding Garage)**

Ground Floor Area 1018 sq ft – 95 sq m

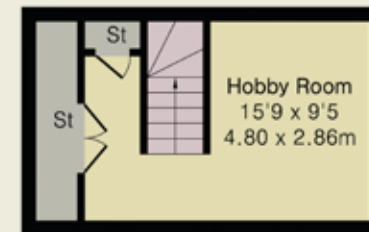
First Floor Area 754 sq ft – 70 sq m

Second Floor Area 148 sq ft – 14 sq m

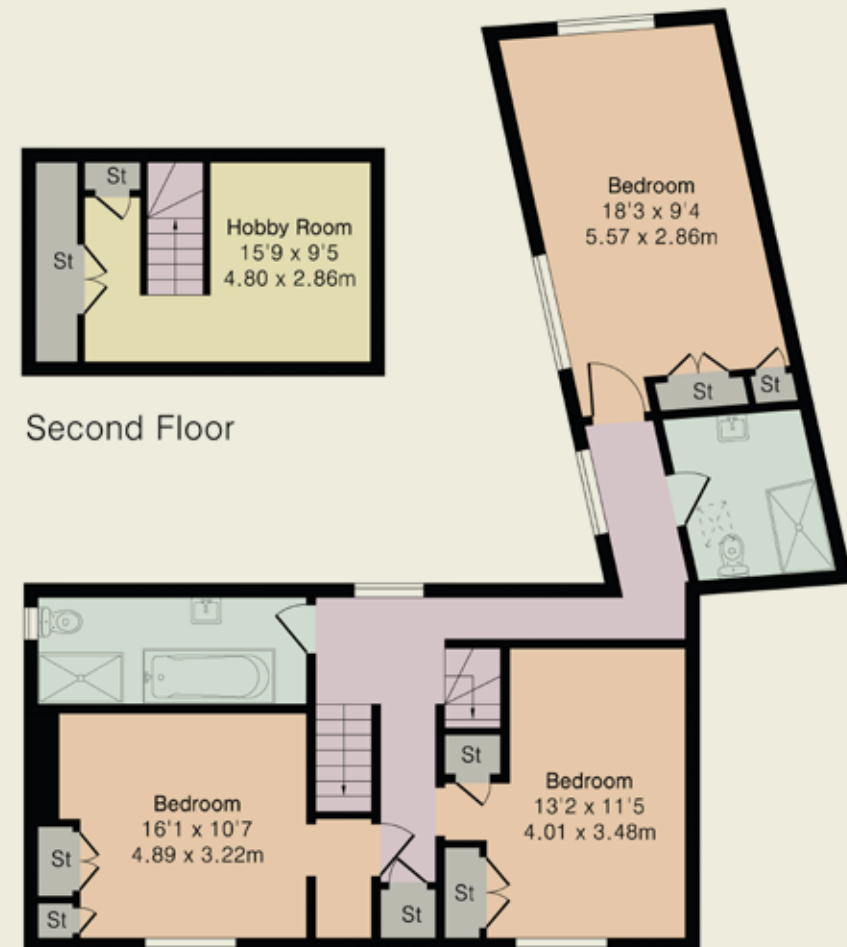
Garage Area 48 sq ft – 4 sq m



Ground Floor



Second Floor



First Floor



GENERAL INFORMATION

Services: All main services are connected. Mains gas for central heating and hot water.

Council Tax: F

Energy Performance Rating: E

Postcode: OX11 9EG

Local Authority: South Oxfordshire District Council
Telephone: 01235 422422

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

From our offices turn left and continue over the river bridge to the traffic lights at the crossroads at Streatley on Thames. Turn right and take the first left turning into Wantage Road / A417, continue on this road until you reach a right turning signposted for Aston Tirrold. Carry on to the bottom of the road and turn right onto Aston Street. Follow the road and it will naturally go into The Croft. At the end of The Croft, turn left, then right onto Thorpe Street and Myrtle Cottage will be found on the right hand side.

what3words:

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DISCLAIMER

The agent has not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. If required, the client is advised to obtain verification. These particulars are issued on the understanding that all negotiations are conducted through Warmingham & Co. Whilst all due care is taken in the preparation of these particulars, no responsibility for their accuracy is accepted, nor do they form part of any offer or contract. Intending clients must satisfy themselves by inspection or otherwise as to their accuracy prior to signing a contract.

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