



## Dormers The Croft, Aston Tirrold, Didcot, Oxon, OX11 9DL

£3,000 PCM - Available 1st October 2026

- 4 BEDROOM DETACHED HOUSE IN SOUGHT AFTER VILLAGE
- OVERLOOKING A PADDOCK TO REAR GARDEN
- 3 RECEPTION ROOMS
- SINGLE GARAGE AND DRIVEWAY

# Dormers The Croft, Didcot OX11 9DL

Located in the very sought after village of Aston Tirrold, beautifully presented four bedroom three reception room, detached house with a pleasant outlook over a paddock to the rear. Comprises of entrance porch, cloakroom, inner entrance hall, boot room/coat cupboard, Kitchen/dining room with range master oven, integrated fridge/freezer, dishwasher, sitting room, family room/office. Integral access to the garage from the kitchen. On the first floor there are four generous bedrooms, family bathroom and large en-suite to bedroom one. The property offers generous frontage with lawned garden and ample driveway parking. The village is well equipped with post office, garage, two churches, village hall, cricket club and pub. Gas central heating. Council tax band F. EPC C.

The Ofcom Broadband Checker states there is:

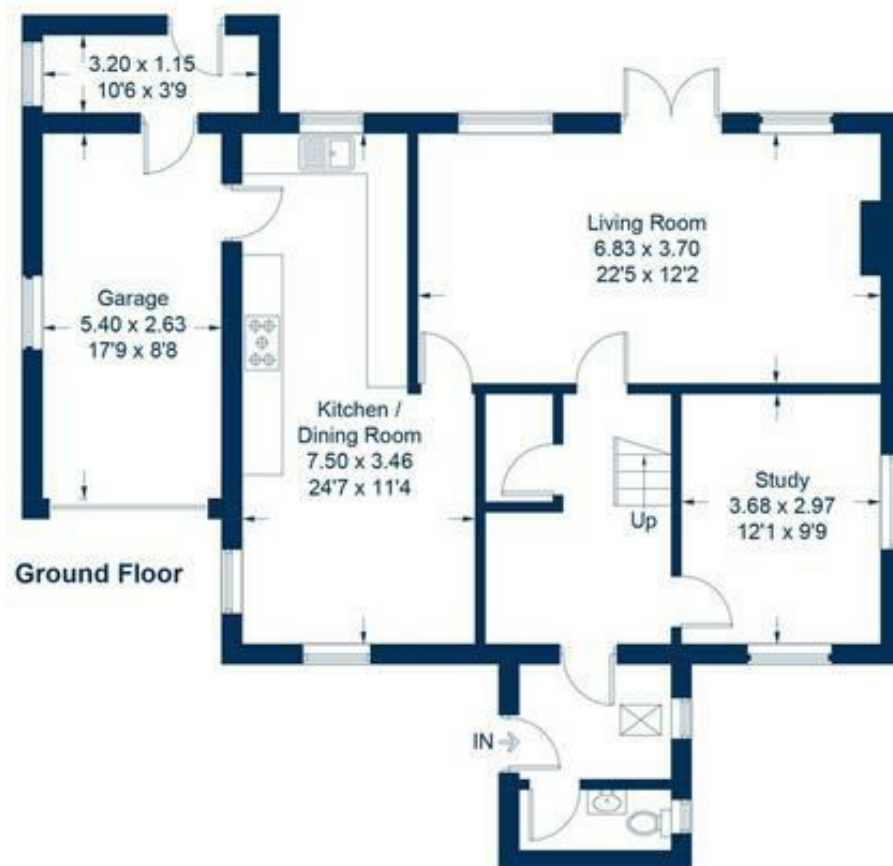
- Superfast broadband has download speeds between 30Mbps and 300Mbps.



Council Tax Band: F



Approximate Gross Internal Area  
 Ground Floor (Including Garage) = 99.5 sq m / 1,071 sq ft  
 First Floor = 71.3 sq m / 767 sq ft  
 Total = 170.8 sq m / 1,838 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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## Energy Efficiency Rating

|                                             | Current                    | Potential                                                                          |
|---------------------------------------------|----------------------------|------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |                            |                                                                                    |
| (92 plus) <b>A</b>                          |                            |                                                                                    |
| (81-91) <b>B</b>                            |                            | <b>84</b>                                                                          |
| (69-80) <b>C</b>                            | <b>70</b>                  |                                                                                    |
| (55-68) <b>D</b>                            |                            |                                                                                    |
| (39-54) <b>E</b>                            |                            |                                                                                    |
| (21-38) <b>F</b>                            |                            |                                                                                    |
| (1-20) <b>G</b>                             |                            |                                                                                    |
| Not energy efficient - higher running costs |                            |                                                                                    |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |  |



### Directions

### Viewings

Viewings by arrangement only. Call 01235 514267 to make an appointment.

### Council Tax Band

F