



# CHALKWELL HOUSE

ASTON UPTHORPE ♦ OXFORDSHIRE





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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.

Built in 2015, a beautiful bespoke 4 bedroom house with well-appointed and generous accommodation of 3,812 sq ft including double detached garage with room above all set within wonderful landscaped gardens and grounds.

- ♦ Quintessential English Village Within Close Driving Distance Of The River Thames, Extensive Amenities, Schooling, and Mainline Railway Station To London Paddington In Well Under The Hour
- ♦ Underfloor Heating Downstairs
- ♦ Griggs & Mackay Kitchen / Breakfast Room With Walk In Pantry
- ♦ Utility Room
- ♦ Family / Dining Room
- ♦ Vaulted Sitting Room
- ♦ Gated Entrance Onto Fully Graveled Driveway
- ♦ 2 Bedrooms & Shower Room Downstairs
- ♦ Detached Double Garage With Room Above With Shower & Cloakroom
- ♦ Main Bedroom With Dressing Room & Ensuite and Guest Bedroom With Ensuite Upstairs
- ♦ Bespoke Property Built In 2015, then Extended In 2019
- ♦ Landscaped Terrace & Wraparound Garden
- ♦ In All Extending To Approximately 3,812 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, Moulsoford 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

Chalkwell House is one of just 5 properties built in 2015, individually designed to a high specification. With painted cladded elevations under a tiled roof, it sits beautifully within its landscaped setting. The current owners extended the property in 2019 to include an enclosed porch and large family space with wall to wall sliding doors. Notable features include Limestone flooring which run through the hall, dining / family and kitchen breakfast room, underfloor heating to downstairs, solar glass sliding doors with electric blinds, electric awning, Indian Limestone brick patio terrace. Entrance is into the enclosed porch with double doors into the hallway with galleried staircase. The hallway runs through into the house and has a utility room and cloakroom. Opening out into the family / dining room, the views from the wall to wall sliding doors into the garden are absolutely stunning and connect into the house beautifully for that wonderful inside outside feel. The kitchen sits comfortably in the corner with a triangular island made from marble. The stunning 2 toned handmade kitchen incorporates appliances, including a wine store. A glazed pocket door opens into a walk in pantry with fitted storage throughout. Steps then take you down into the vaulted sitting room with inset woodburner. To the other end of the hall are 2 downstairs bedrooms and shower room, cleverly concealed behind a pocket door. Both bedrooms are doubles and have built in storage, one is currently used as a study. Upstairs, the main bedroom is a luxurious suite. With vaulted ceiling, it has a dressing room with dual fitted wardrobes and a large ensuite with stand-alone bath and walk in shower. On the landing is an airing cupboard as well as a storage cupboard. The guest bedroom is an open plan design with shower room.

#### OUTSIDE

The house is approached behind a five-bar gate onto the gravelled driveway providing plenty of parking and leading up to the detached garage. The garage has an electric door and it can be controlled from inside the house also. There is a gardener's store adjoining the garage as well as a workshop, then an oak staircase leads up to the room above, which is self-contained and has a shower and cloakroom and eaves storage. The gardens wraparound the property and offer an abundance of enjoyment. To the front is a line of trees and some lovely climbing roses to the front cladding. Within the landscaped gardens are beautifully sculptured yew hedging amongst lawn and filled borders of lavender and a variety of flowers, plants and shrubs throughout. To the side of the property is a well-stocked vegetable and herb garden, with various fruit trees and soft fruit. The main terrace comes off the back of the house offering a stunning private seating area and offers much privacy to enjoy the glorious surroundings. The high spec gardens compliment this exquisite property.





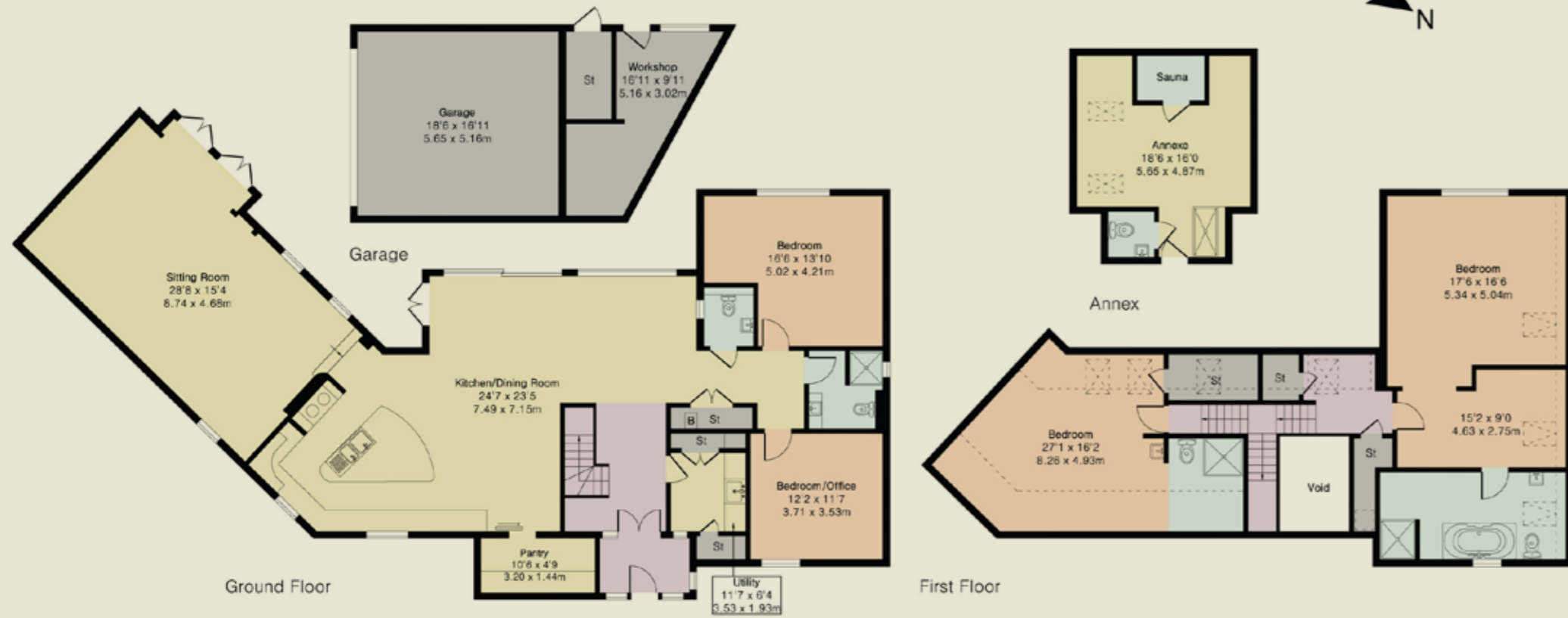
**Approximate Gross Internal Area 3319 sq ft - 309 sq m  
(Excluding Garage)**

Ground Floor Area 1943 sq ft – 181 sq m

First Floor Area 1104 sq ft – 103 sq m

Annex Area 272 sq ft – 25 sq m

Garage Area 493 sq ft – 46 sq m



**GENERAL INFORMATION**

**Services:** All main services are connected. Mains gas for central heating and hot water with high pressured water system. Data points in every room, high speed broadband installed, Rain water harvest system.

**Council Tax:** G

**Energy Performance Rating:** B

**Postcode:** OX11 9FJ

**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, then right again onto Hagbourne Road. Carry on for a few metres and Chalkwell House will be found on the left hand side.

**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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