



Moreton Road, Aston Upthorpe, Aston Upthorpe, OX11 9EP
Offers Over £499,950 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





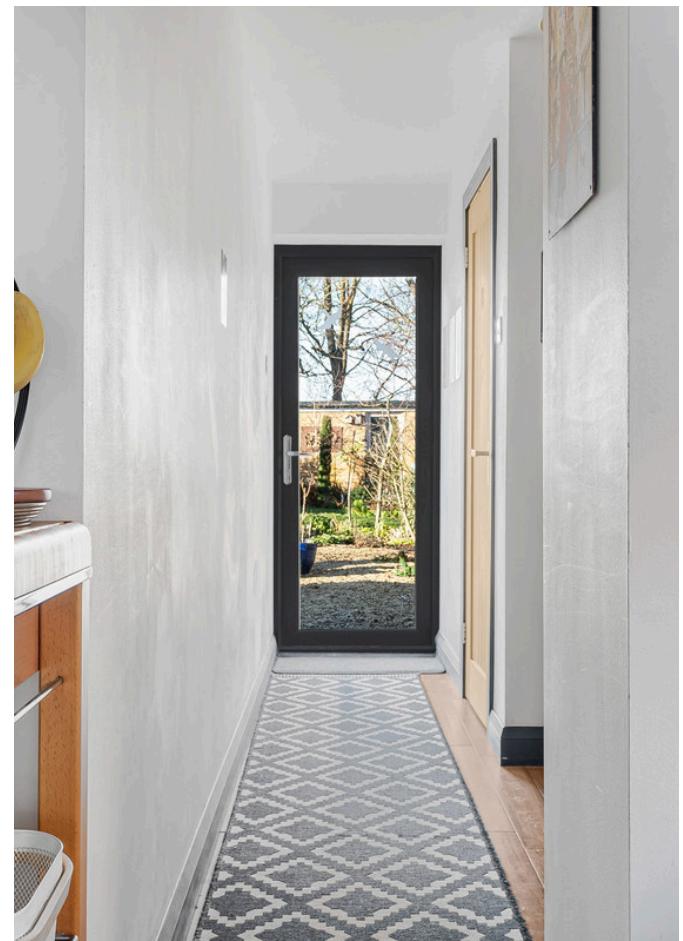
The Property

A thoughtfully extended mature semi detached house set in a large garden plot with parking and garage space in a quiet non-estate location within this highly desirable South Oxfordshire Village.

Moreton Road has been extended and modernised by the present owners to a high standard and now features an impressive open plan kitchen/dining/family space with bifold doors opening to the gardens, a utility room, ground floor cloakroom and a snug style sitting room. Upstairs are three bedrooms and a family bathroom. Other points of note include gas central heating and UPVC double glazed replacement windows. The beautifully stocked gardens at the rear of the house lead to a substantial brick workshop and parking area approached by a service road.

Material information:

Originally built in the 1950s of part concrete construction, the properties in Moreton Road were substantially rebuilt in the 1980s with the concrete removed and substituted for conventional cavity brick and blockwork. A PRC certificate was issued to confirm all works were carried out in accordance with appropriate regulations. Ofcom checker indicates standard to ultrafast broadband is available. According to Ofcom, there is fair coverage on a range of phone providers. The government portal generally highlights this as a very low/unlikely area 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.



Key Features

- 3 Bedrooms
- Impressive extended family kitchen/dining space opening to the gardens
- Utility Room
- Ground floor cloakroom
- Gas central heating
- Double glazed windows
- Impressive well stocked gardens
- Brick workshop and driveway parking
- EPC Rating C
- Council Tax D



The Location

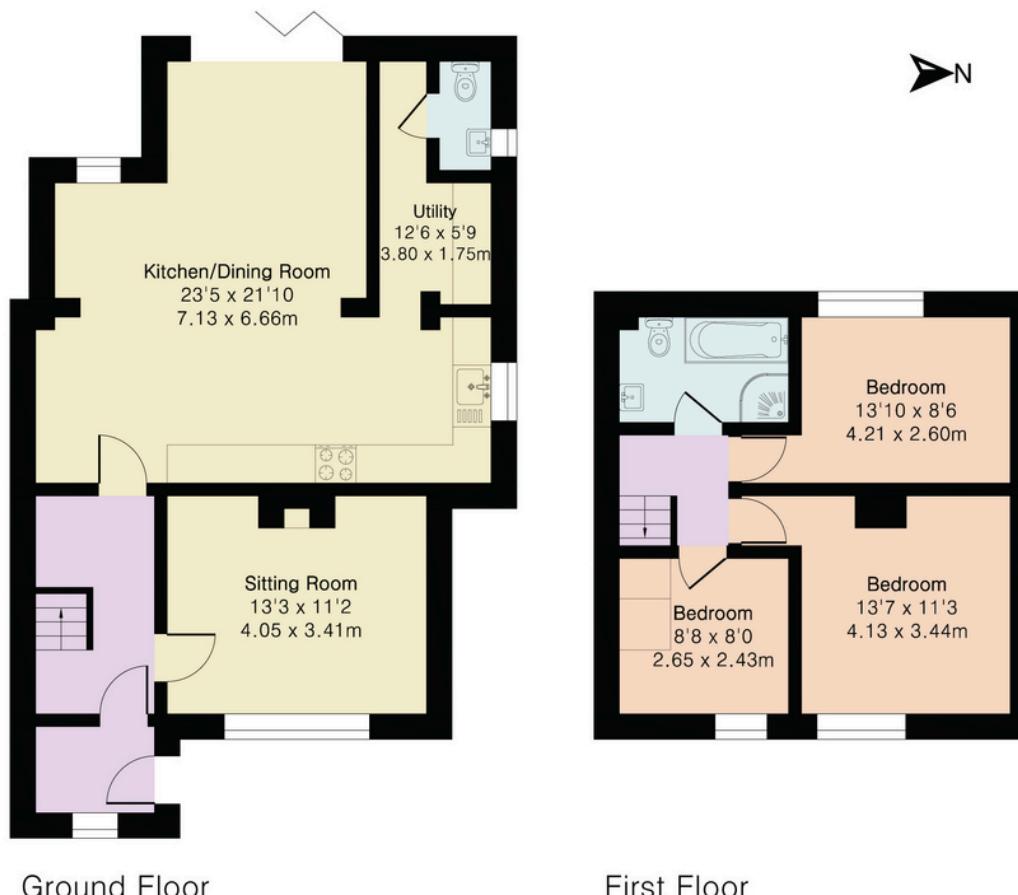
Aston Upthorpe and the immediately adjacent village Aston Tirrold are considered amongst both the prettiest and most desirable of the south Oxfordshire villages. There is a strong and vibrant community with a highly regarded gastro pub 'Olivier at the Chequers', a village garage, a large recreational ground with adventure play area, an impressive and widely used pavilion and a community Café and outreach Post Office at the Village Hall. The neighbouring towns of Didcot with its thriving Orchard Centre shopping centre, cinema, and mainline rail connection to London Paddington contrasts with the historic Thames side town of Wallingford with its wide selection of independent shops and restaurants. Local primary schooling is available in neighbouring South Moreton with secondary schools at Didcot and Wallingford.

Thomas Merrifield and their clients give notice that:

Approximate Gross Internal Area 1136 sq ft - 106 sq m

Ground Floor Area 727 sq ft - 68 sq m

First Floor Area 409 sq ft - 38 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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