



Keepers Cottage, Aston Upthorpe, OX11 9DS
Offers In Excess Of £999,995 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

Set in wonderful gardens approaching 3/4 of an acre in an unrivalled location on the edge of The North Wessex Downs is this former gamekeeper's cottage, significantly enlarged and renovated to create a delightful character home.

Unique is a term often used to describe a wide variety of properties, but in this instance Keepers Cottage stands out as truly exceptional. The cottage lies approximately 2 miles outside the village of Aston Tirrold, approached by a lane that leads to just a farm building, Keepers Cottage and one other former Farmhouse residence. It is extremely rare to find such seclusion, yet remain within a 5-mile drive of a mainline station, (Didcot Parkway) and town centre facilities in either Didcot or Wallingford and only 30 minutes drive of Oxford.

The seclusion of this location has led the present owner of Keepers Cottage to add a particularly impressive, 45 square metre log cabin building to the site, which takes full advantage of a slightly elevated position within the garden to further enhance the views over the surrounding countryside. The cabin has been used as a yoga studio, but could equally serve as a home office. Large graveled driveway with ample space for a garage, subject to the necessary planning consents.



An additional annex, complete with shower room, provides further guest accommodation. The cottage itself offers well-proportioned accommodation on one level with a generous farmhouse style kitchen with French doors opening to a delightful outdoor sheltered seating area, sitting room with woodburning stove and French doors opening to the garden, four bedrooms and two bathrooms.



Key Features

- Delightful character home set in gardens approaching 3/4 of an acre
- Secluded location yet within 5 minute drive of Didcot Parkway mainline station
- Additional annex providing further guest accommodation
- Four bedrooms
- Two bathrooms
- Farmhouse style kitchen
- Large gravelled driveway with ample space for garage, subject to necessary planning consents
- EPC Rating: E
- Council Tax Band: E



The Location

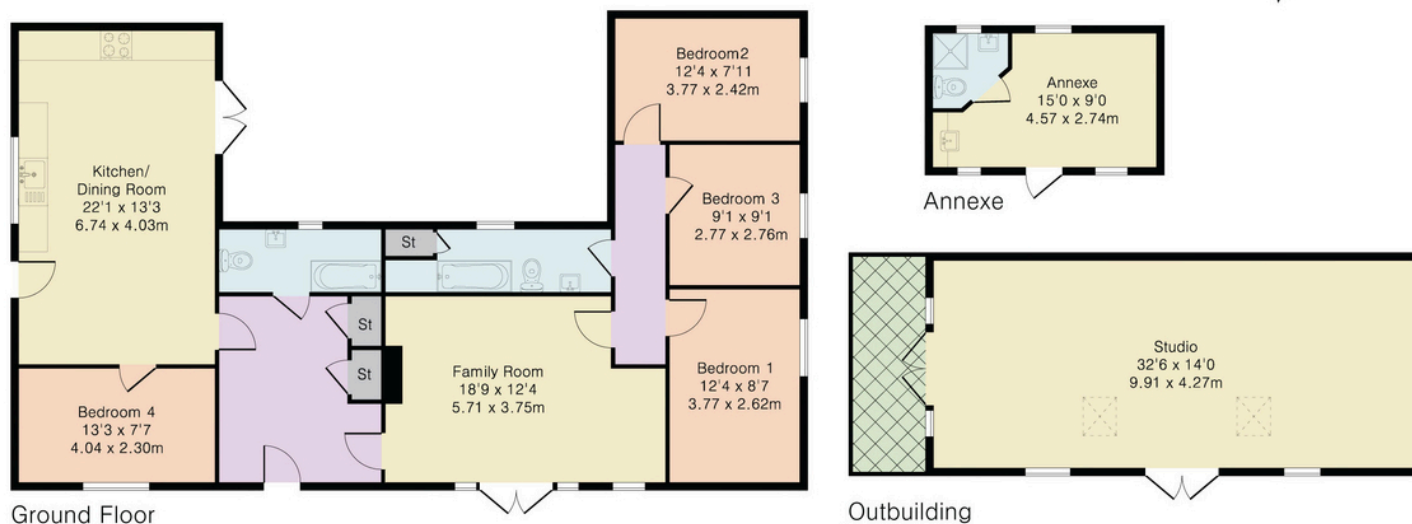
Aston Upthorpe and the immediately adjacent village Aston Tirrold are considered amongst both the prettiest and most desirable of the South Oxfordshire villages. There is a strong and vibrant community with an outreach Post Office The Astons cafe from the village hall, a renowned village pub, Olivier at the Chequers, a village garage, a large recreational ground with adventure play area and impressive and widely used pavilion.

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.

Some material information to note: Oil fired central heating. Private drainage and water supply, mains electrics. Offcom checker indicates standard and ultrafast broadband is available at this postcode; Offcom checker indications on mobile availability likely to be with all major providers. The government portal generally highlights this as an unlikely/very low risk postcode for flooding. We are not aware of any planning permissions in place which would negatively affect the property. Details of any covenants or easements are available on request from the estate agent.



Approximate Gross Internal Area 1825 sq ft – 170 sq m
 Ground Floor Area 1237 sq ft – 115 sq m
 Annexe Area 135 sq ft – 13 sq m
 Outbuilding Area 453 sq ft – 42 sq m



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