



Frimley House • Frimley Yard • Aston Upthorpe

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A splendid, and uniquely designed 5-bedroom detached country house. Luxurious specification throughout.
Good sized, secluded gardens & grounds.

Situated in a highly sought after village. Aston Upthorpe & Aston Tirrold have a wonderful village community.

HIGH EPC rating - Band C

4,962 sq ft / 461 m²

(all measurements are approximate)

Wallingford 4 miles • Didcot Parkway 4 miles (fast trains to London Paddington) • Reading 14 miles • Oxford 14 miles

(all distances/times are approximate)

Your attention is drawn to the important notice on page 7





Frimley House has been fitted to exacting standards throughout, with superb oak joinery and exposed beams.

This is a very spacious family house, set in a peaceful sleepy location, with 4 other individually designed properties, and entered from a peaceful lane.

Featuring a bespoke hand-made kitchen/breakfast room by Griggs & Mackay, beautiful bathrooms with a copper and nickel roll top bath and basins, wonderful spacious rooms on all floors which showcase a unique blend of traditional and contemporary styles.

Situated in the heart of the very sought-after twin villages of Aston Upthorpe and Aston Tirrold. Within easy walking distance of the recreation field, pavilion, village hall, churches, useful garage, and first-class pub/restaurant Olivier at The Chequers. The Astons have a thriving village community, and benefit from being in close proximity to an excellent variety of shopping facilities and amenities in both Wallingford and Didcot, the latter of which offers fast train links to London Paddington, Oxford and Reading for commuters.

Special features:

- Spectacular, handmade, bespoke Griggs & Mackay kitchen, hand painted in Farrow & Ball, exquisitely fitted featuring a Total Control Aga, granite work surfaces, marble and oak preparation island and breakfast bar. American style fridge freezer, glass fronted walk-in wine store, with oak joinery and plumbing for a temperature

controlled system if required, and double oak bi-fold doors opening onto the rear terrace

- Impressive sitting/dining room featuring a ceiling mounted 360° rotating wood burning stove, and a pair of oak French doors to the rear garden terrace. Open plan access to the kitchen/breakfast room
- Beautiful drawing room accessed from the reception hall through dual sliding glass doors, with a wood burning stove, and glazed panel French doors opening to the side garden
- Magnificent principal bedroom suite divided into 4 areas; sitting area, bedroom, dressing room and a luxurious bathroom. The bathroom features a William Holland copper & nickel roll top bath, large walk-in shower, and a large copper wash hand basin. The dressing area has an extensive range of fitted bespoke glass fronted wardrobes, and oak drawers
- Guest suite has two glazed Juliet balconies, spacious ensuite bathroom with roll top bath, copper wash basin on a carved, antique style stand and walk in shower. Stairs to a mezzanine floor above, which could be used as a dressing room or gym/study area, with further large storage area behind a door
- Study with large windows overlooking the side garden. Oak fitted corner desk work, cupboards, drawers and, bookshelves
- Beautiful carved oak staircase
- Fully fitted utility room, with sink, plumbing for washing machine and tumble dryer
- Extremely high levels of insulation throughout
- Handmade bricks
- Natural stone flooring



- Underfloor heating
- Farrow and Ball paint throughout
- Hardwood double glazing
- Cat 5 points to principal rooms

Note. Lapsed planning permission for a triple storey rear extension, including a subterranean cinema room and addition of skylights to main bedroom

Summary of accommodation: Ground floor; Reception lobby, reception hall, drawing room, sitting/dining room, kitchen/breakfast, study, cloakroom, boot room, utility room. First floor; Principal bedroom/sitting room, with ensuite bathroom and dressing area. 3 further double bedrooms, one with ensuite bathroom, family bathroom. Second floor; accessed through bedroom 2; flexible mezzanine area currently used as a dressing room, further attic storage room. Outside; 2 integral car ports. Workshop/garden store.

Gardens: South-westerly facing rear garden mainly laid to lawn, with tiled terrace areas for summer dining. Oak side gates. Timber constructed workshop/garden store. Further gardens to the side. Electric timber gate secures the large gravel parking area.

Local facilities: Easy walking distance to the village hall and the recreation ground which hosts an active football and cricket team and various village events. These include; Astonbury, a music, food and drinks events and the annual Aston fireworks event. The well-equipped pavilion is available for hire and the recreation ground has a refurbished playground, a boules pitch, zip wire, grass football pitch and a cricket

square. There are three village churches and the village hall hosts the Astons Café, a village post office and various groups and clubs. Olivier at The Chequers is a country pub and restaurant serving local, seasonal food, with a slight French touch.

Aston Upthorpe and Aston Tirrold lie at the foot of the Berkshire Downs in the valley. The surrounding countryside is noted to be of outstanding rural beauty and footpaths are within easy access enabling very pretty walks through open countryside. This is also excellent riding country with the nearby Downs and Ridgeway giving access to gallops, bridle paths and the Blewbury Riding Centre for the equestrian enthusiast.

Wallingford is a fine old market town on the River Thames with lots of specialist shops, restaurants, and a Waitrose. Didcot is home to many popular high street retailers and its supermarkets include M&S Food, Sainsbury's, Tesco and Aldi, there are numerous banks, health services, leisure centres, an arts centre, and a multiplex cinema.

Schools: There are excellent schooling facilities within the area including a highly regarded primary school at South Moreton which has bus pick-ups in the village. The village is inside the catchment area for Didcot Girls School which is Ofsted rated as outstanding. Within easy driving distance are; Cranford House, Moulsoford Prep School for boys, Abingdon Boys School, St Helen's & St Katherine's, Radley College, The Dragon Prep School, St Edwards School, Summerfields, Cothill, The Oratory School and The Oratory Prep School, Bradfield College and Pangbourne College.

Directions: With the village hall (OX11 9EQ) on your left, follow the road round to the right, and as the road bends round to the left, the entrance to Frimley Yard will be found on the left-hand side. Frimley House is the second property on the left.

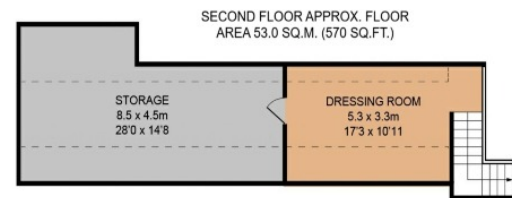




Dudley
**Singleton
& Daughter**
The Country Agent



TOTAL APPROX. FLOOR AREA 461.0 SQ.M. (4962 SQ.FT.)
All measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such. Not to scale. www.singletonanddaughter.co.uk



**Viewing by arrangement
with vendor's agent;
Dudley Singleton & Daughter**

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15 Thayer Street,

What3words: spots.cocktail.directive

Post Code: OX11 9FJ **Tenure:** Freehold

Some material information to note:

Gas fired central heating.

Mains electricity.

Mains water.

Mains drainage.

Rain water recycling system.

The property has driveway parking for a number of cars,
and two car ports.

EV charging point in car port.

Accessibility; there is step free access from the street to the
inside of the property.

BT Fibre high speed broadband is connected.

Mobile signal is dependant on provider. Please refer to
Signalchecker.co.uk

This is a low-risk flood area.

Property construction is brick and block under a tiled roof.

The property is within a conservation area.

This property is accessed via a shared driveway.

There is a covenant to contribute 40% of any agreed
upkeep costs to the access drive to the 4 properties. The
access drive is in very good repair.

EPC Rating: C

Local Authority & Council Tax Band: South Oxfordshire,
Band G

Fixtures and fittings: Only those mentioned in these sales
particulars are included in the sale.

IMPORTANT NOTICE: Dudley Singleton & Daughter for themselves and for the vendors of this property, whose agents they are, give notice that:

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers, and do not constitute part of an offer or contract. No responsibility is assumed for the accuracy of individual items. We relied upon our own brief inspection and information supplied to us by the vendors. (i) The description, including photographs of the property and its contents, are intended to be a guide only rather than a detailed and accurate report and inventory. (ii) Floor plans, measurements, areas and distances are intended to be approximately only. (iii) Prospective purchasers are strongly advised to check measurements. The position of bathroom fittings as shown on the plan is indicative only – sizes, shapes and the exact locations may differ. Wall thickness, together with window and door sizes are approximate only and window and door openings are shown without frame details. (iv) Photographs are not necessarily comprehensive or current and no assumption should be made that any contents shown in them are included in the sale. 2. All descriptions, dimensions, references to condition and necessary permission for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them: 3. No person in the employment of Dudley Singleton & Daughter has any authority to make or give any representation or warranty whatever in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. **FIXTURES AND FITTINGS:** The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for their purpose. The buyer is advised to obtain verification from their Solicitor or surveyor.





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