



9 ASTON STREET

ASTON TIRROLD ♦ 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)

Set within this popular quintessential English village, yet just a short distance from a commuter train with direct access into London Paddington. A beautifully renovated cottage with spacious accommodation, extending to approximately 1,884 sq ft, including office, plus double car port, all set within a stunning garden overlooking open fields.

♦ A Beautifully Renovated Grade II listed Cottage With Delightful Gardens & 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

♦ Gated Graveled Driveway

♦ Office (Behind Car Port)

♦ 3 Reception Rooms

♦ Handmade Kitchen

♦ Utility Room

♦ Main Bedroom with Ensuite Shower Rom

♦ 3 Further Double Bedrooms

♦ Family bathroom

♦ Delightful Cottage Gardens & Grounds

♦ In All Extending To Approximately 1,884 Sq Ft

♦ Double Car Port with Potential To Extend Above



SITUATION

The twin villages of Aston Tirrold and Aston Upthorpe, 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 sports/cricket ground, a village pub, and a repair garage.

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,

Moulsford 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, with the full service scheduled to commence shortly, which together with the completed electrification of the line has significantly improved travelling times to East and West destinations.

PROPERTY DESCRIPTION

9 Aston Street is a beautifully refurbished Grade II listed cottage, built around 1580 and then sympathetically extended in the 90's. A full refurbish was completed in late 2024 to a very high specification. With brick and rendered elevations under a tiled roof, the property offers generous sized rooms with light and bright accommodation. There are many notable features, including underfloor heating to the entire ground floor and bathrooms, Handmade kitchen with Quartzite stone worktop, natural limestone flooring, Shower Lab showers and Victoria & Albert bath and Utopia Roseberry washstands.

The living room has triple aspect overlooking the gardens and there is a French door allowing for access. It has an inset Stuv woodburner and the main staircase, handmade English Oak, is found in the corner. The kitchen breakfast room is fully fitted with Miele integrated appliances and there is an Island for more casual dining. Steps then take you up to the dining room with original Inglenook fireplace. There is a family room with second stairs to first floor, built in bookshelf and walk-in cupboards with a door taking you onto the terrace. At the far end is a utility room with Butler sink and Fridge Freezer with cloakroom off. The staircase, accessed from the living room leads up to the main bedroom which is vaulted and has fitted wardrobes. From here, an obscured glass pocket door takes you into a luxurious ensuite with dual sinks and large walk-in shower. There are 3 further double bedrooms, all with built in wardrobes and a stunning family bathroom with stand alone bath and walk in shower.

OUTSIDE

Situated within the central part of the village, there are electric gates leading on to the gravelled driveway which run down the side of the property and swing round in front of the detached double car port. The car port offers potential to raise the roof and create a room above, subject to planning permission. At the back of the car port is a door into an office/study. The gardens back onto open fields and have the most glorious views, seen from several seating areas within the garden. There is a terrace leading directly off the back of the house, opening out to allow for a wonderful dining and entertaining area. With masses of planting within the wide borders and mature trees surrounding the large lawn, the gardens offer privacy and compliment this wonderful country cottage.





Approximate Gross Internal Area 1884 sq ft - 175 sq m (Excluding Outbuilding)

Ground Floor Area 946 sq ft – 88 sq m

First Floor Area 938 sq ft – 87 sq m

Outbuilding Area 147 sq ft – 14 sq m





GENERAL INFORMATION

Services: Mains water, electricity, drainage, and gas are connected. Boiler is newly installed in 2023. Superfast Broadband is available for connection.

Council Tax: G

Energy Performance Rating: Exempt due to Listed Status

Postcode: OX11 9DQ

Local Authority: South Oxfordshire District Council

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. Take this turning and turn right into Aston Street. Continue on this street for about 250 metres and 9 Aston Street will be found on your right.

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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