



Granary Barn • Aston Upthorpe • Oxfordshire



## Granary Barn • Thorpe Street • Aston Upthorpe

An impressive 4 bedroom barn conversion set on a peaceful no through lane in the heart of this sought-after village. Offering spacious and flexible accommodation, making this a superb family house.

3,901 sq ft / 362 m<sup>2</sup>  
Gardens & Grounds extending to: 0.37 acre  
(all measurements are approximate)

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Your attention is drawn to the important notice on page 7









Granary Barn is a spacious property, offering flexible accommodation, making this a superb family house. Featuring a spectacular double height and vaulted sitting room, with a small gallery overlooking, and a spacious dining area with French doors opening onto the delightful gardens. There are many additional rooms which can be used as required, and large gardens on both sides of the property.

Within easy walking distance of the recreation field, pavilion, village hall, 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 (Elizabeth Line), Oxford and Reading for commuters.

#### Special features:

- Double height vaulted sitting room with gallery overlooking, and walk through access to a large dining area with French doors to the garden
- Kitchen/breakfast room with double oven, ceramic 4 ring hob, fridge, freezer and dishwasher
- Spacious and very useful games room on floor 2. This space could work well as a study, hobby room, occasional guest accommodation, or simply storage
- Secure private gardens to front and rear
- Family/play room/study, overlooking the rear garden
- 4 large bedrooms with lots of built-in storage
- Ensuite shower room to bedroom 1
- Ground floor shower room



- Separate utility room with plumbing for washing machine and tumble dryer, and a walk-in boiler/ cleaning cupboard
- Double garage with electric up and over door, off road parking for a number of cars

**Summary of accommodation:** Reception hall/boot room, utility room, 2 cloakrooms, ground floor shower room, kitchen/breakfast room, sitting room with dining area, family/play room/study, garden room. 4 large bedrooms, large games room, family bathroom and ensuite to bedroom 1. Double garage.

**Gardens and grounds:** Very large rear garden with lawns, shrubberies, and mature trees. Terrace area by French doors from sitting room. Smaller pretty private garden, with mature hedging and lawn.

**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 the annual 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, and an arts centre.

**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 on your left, turn into the road which winds behind All Saints Church. The first property on the left is Granary Barn.

**Post Code:** OX11 9EQ **What3words:** dishing.blown.deflate

**Services:** Mains water, mains drainage, electricity, and gas.

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

**Tenancy Information:**

The following are permitted payments which we may request from you:

- a) The rent.
- b) A refundable tenancy deposit (reserved for any damages or defaults on the part of the tenant) capped at no more than five weeks' rent, which will be held by the independent & Government approved Tenancy Deposit Scheme
- c) A refund-able holding deposit (to reserve a property) capped at no more than one week's rent.
- d) Payments to change the tenancy when requested by the tenant, capped at £50, or reasonable costs incurred if higher.
- e) Payments associated with early termination of the tenancy, when requested by the tenant
- f) Payments in respect of utilities, communication services, TV licence and council tax
- g) A default fee for late payment of rent and replacement of a lost key/security device, where required under a tenancy agreement.

Please advise us if you believe you have an adverse credit history which could include CCJ's prior to referencing.

Dudley Singleton & Daughter are members of the Property Ombudsman.  
Client money is protected.







BEDROOM 4



### General information

High Speed broadband  
connected FTTP  
Gas boiler & central heating  
Mains water & drainage

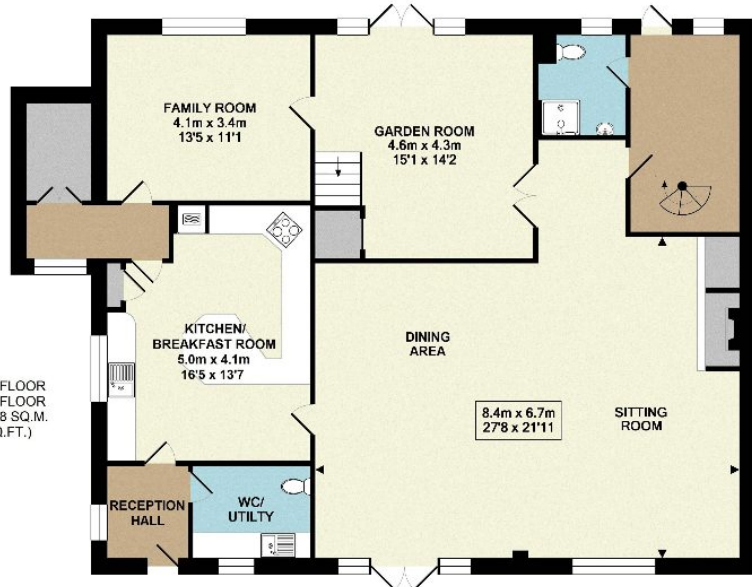
**Viewing by arrangement  
with vendor's agent;  
Dudley Singleton & Daughter**

No. 1 Station Road,  
Pangbourne,  
Berkshire, RG8 7AN

0118 984 2662  
info@singletonanddaughter.co.uk

### Websites:

singletonanddaughter.co.uk  
rightmove.co.uk  
mayfairoffice.co.uk

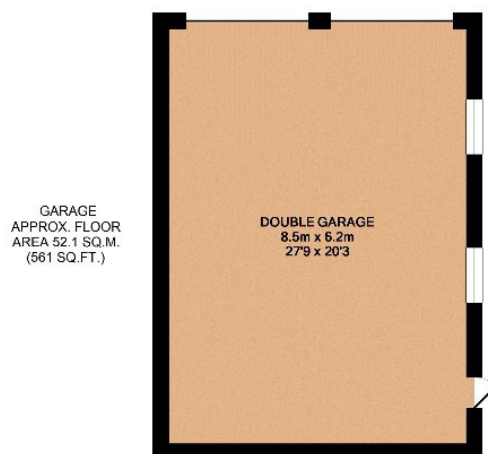


**FIRST FLOOR**  
APPROX. FLOOR  
AREA 97.9 SQ.M.  
(1054 SQ.FT.)



**TOTAL APPROX. FLOOR AREA 362.3 SQ.M. (3901 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. Produced for Singleton and Daughter Estate Agents



**SECOND FLOOR**  
APPROX. FLOOR  
AREA 72.5 SQ.M.  
(781 SQ.FT.)



**IMPORTANT NOTICE:** Dudley Singleton & Daughter for themselves and for the vendors/landlords 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/tenants, 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/landlords. (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/tenants 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/landlords 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/landlord. 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/tenant is advised to obtain verification from their Solicitor or surveyor.







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**0118 984 2662**

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