



The Croft, Aston Tirrold OX11 9DL



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Set in the heart of this keenly sought after village, this charming home sits in a fabulous plot of 1/5 of an acre with extensive gated drive, an integral garage and beautifully maintained rear gardens extending to 115' with established planting, multiple seating areas and a vegetable garden. At the heart of the home is a welcoming sitting room with a brick fireplace and log stove. French doors lead from the sitting room into a stunning conservatory with views of the garden. The attractive kitchen/breakfast room features a breakfast bar, lantern light, opens to the dining room and has French doors to the garden. There is a large bathroom, shower room and 4 good sized bedrooms.

The nearby A417 connects to the A34 which links to the M4, Didcot Parkway train station is just 4 miles away.



Tenure - Freehold

Accommodation

The property is double glazed with gas central heating to radiators with underfloor heating in the conservatory. Entrance Hall: Double Side window, radiator, exposed brickwork, stairs to landing.

Sitting Room: Brick fireplace with log stove raised quarry tiled hearth, window to the front and French doors to the conservatory, radiator.

Dining Room: Double aspect with windows front and rear, tiled floor, radiator, French doors and internal window to the Conservatory, open way to:

Kitchen/Breakfast Room: French doors and side windows to the rear gardens. There are a range of wood storage units with granite worktops and upstands, integrated gas hob, extractor hood, double electric oven, space for both dishwasher and fridge freezer, breakfast bar, tiled floor. The room is brightly lit by a large lantern, down lighters. Inner Lobby: Radiator, tiled floor, loft access, large cupboard and cupboard housing gas boiler.





Conservatory: Set on a brick plinth with glass roof, front doors open onto the garden, heated limestone floor.

Bathroom: Fitted with a white four-piece suite including a tiled shower cubicle and separate bath, wood style floor, radiator and window, two light tubes. Cupboard with space for washing machine and tumble drier.

Stairs to Landing: Window to the rear, radiator, loft access, cupboard.

Bedroom 1: A bright double aspect room with windows to front and rear, range of fitted wardrobes and over-stair cupboard, radiator.

Bedroom 2: Window overlooking the gardens to the rear, fitted wardrobe, radiator, handbasin set into vanity unit.

Bedroom 3: Front aspect, radiator and fitted wardrobe.

Bedroom 4: Double Window to front, radiator and fitted wardrobe.

Shower Room: Fitted with a white three-piece suite including a tiled shower cubicle, part tiled walls, window to the rear and radiator.

Outside

To the Front: Extending to 51' in length and comprises an extensive gravel drive with both parking and turning area edged with granite insets. Area of lawn to the front, shrubs to the borders and timber side fence.

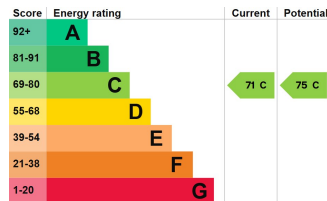
Garage: 23'8 x 8'3 widening to 10'10. Twin doors open to the front, window and door to the garden, power.

Rear Garden: Fabulous feature garden extending to approximately 115'. A full width stone terrace leads onto a large central lawn bordered by banks of shrubs and trees, island rockery with ornamental fish pond, rose arbour flanked by trellis and rose bed with lavender border, leading through to the rear garden where there is an aluminium framed greenhouse, timber garden shed, raised vegetable beds bordered by areas of lawn. The gardens are enclosed by timber fencing with side fence, side gate to the front with planting of Silver Birch and Fir trees.

To the rear there is outside lighting and electric PowerPoint.



Directions: Turn left from our office, through Market Place, onto St Mary's Street, continue onto Reading Road, at the large roundabout take the 3rd exit onto A4130. At the next roundabout turn left onto Wallingford Road. At the mini-roundabout turn right onto Church Road. Follow this over the bridge through countryside, under a narrow bridge to a T-Junction and turn left into Anchor Lane, continue into Moreton Road. At the next junction turn left into The Croft the house is on the left.



Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

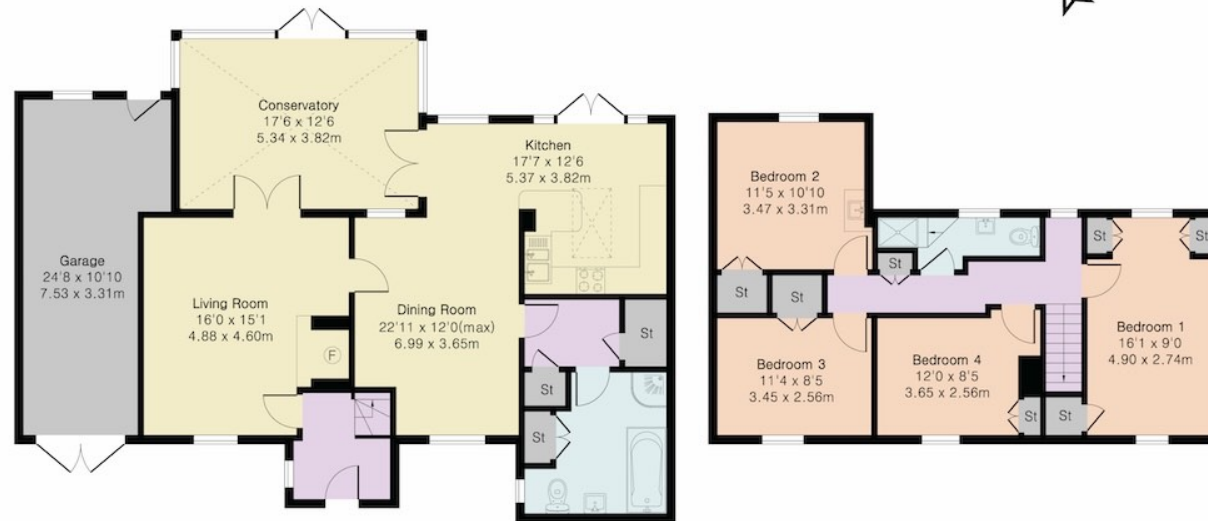


Approximate Gross Internal Area 1729 sq ft - 161 sq m (Excluding Garage)

Ground Floor Area 1067 sq ft – 99 sq m

First Floor Area 662 sq ft – 62 sq m

Garage Area 228 sq ft – 21 sq m



Ground Floor

First Floor



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.

