



Baker Street  
Aston Tirrold OX11 9DD

  
**JP Knight**  
PROPERTY AGENTS



## Baker Street, Aston Tirrold OX11 9DD

Freehold

A substantial family home in 0.3 of an acre with a superb garden and extensive driveway: it is set in a quiet position within the conservation area of this delightful village. There are 4 double bedrooms including a suite, 3 reception rooms and a 21' kitchen/breakfast room.

### Accommodation

The property is double glazed with gas central heating to radiators.

Entrance Hall: Stairs to landing and radiator. Cloakroom: White 2 piece suite, tiled floor and radiator.

Drawing Room: 18' x 17'9 max. The room has a double aspect with a bay to the front, side window. The fireplace has a wood surround with tiled hearth and inset, 2 radiators and woodblock floor.

Dining Room: 17'2 x 9'4 French doors to the garden, side window, wood block floor and radiator.

Family Room: 14'8 x 14' (L-shaped) French doors to the garden, side window and radiator.

Kitchen/Breakfast Room: 21'1 x 7'10 Windows rear and side, range of storage units with worktops, gas hob with extractor hood, double electric oven, further appliance space, kickspace heater, larder cupboard, small breakfast bar, gas boiler.

Utility Room: 5'9 x 5'2 Door to garden, radiator, appliance space and sink.





Stairs to Landing: Window to front, cupboard, loft access and airing cupboard.

Bedroom 1: 17'5 x 9'4 Dual aspect including a lovely view of the garden, radiator, loft access.

Dressing Room: 10'9 x 6' Excluding a bank of wardrobes along one wall, radiator.

En Suite Shower Room: Fitted with a white 3 piece suite including wide shower cubicle.

Bedroom 2: 14' x 9'5 Wardrobe, view over garden and radiator.

Bedroom 3: 12' x 9'5 Front aspect and radiator.

Bedroom 4: 12' x 8'2 Front/side aspect and radiator.

Bathroom: Fitted with a white 3 piece suite with shower above the P- bath, tiling, radiator and window.

Outside

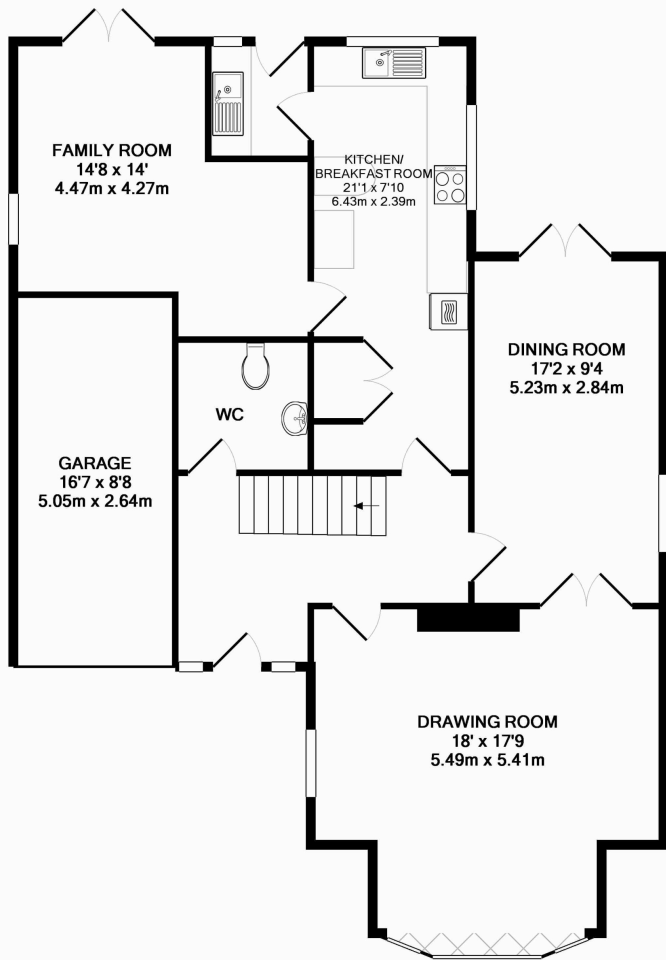
The gravel drive extends 60' to the garage, front wall and side timber fencing and an area of lawn.

Garage: 16'7 x 8'8 Up/over door, light and power.

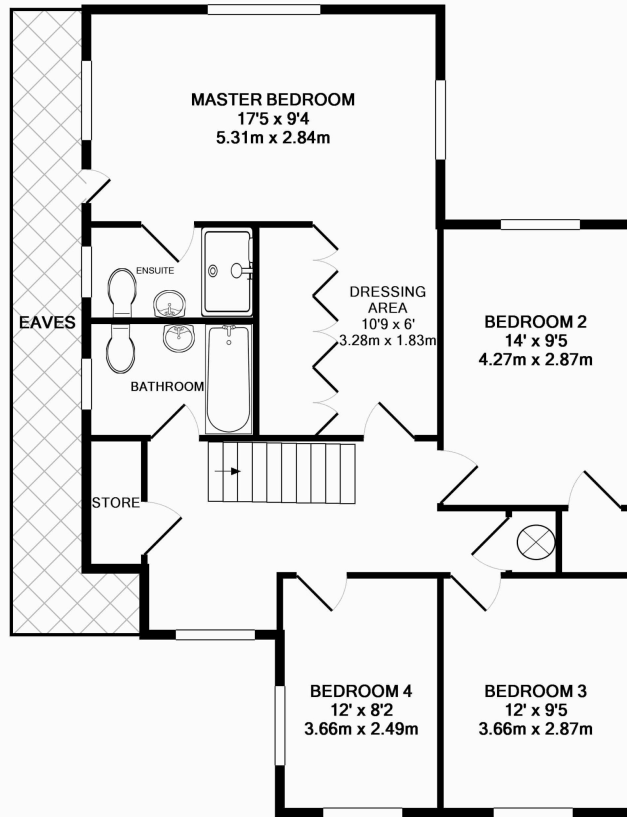
Rear Garden: A glorious feature, the garden faces easterly and comprises a central lawn interspersed with island and border shrub and plant beds, timber fencing and wire netting enclose it with a gated side path.

Behind the house is a paved terrace with views down the garden.





GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 1851 SQ.FT. (172.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, 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 by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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**Directions**

Turn into St Johns Road, this becomes Hithercroft Road. Follow this across the roundabout and continue for 2 miles, turn right at the junction to stay on Hithercroft Road, after a further half mile, at the T-junction turn left into Anchor Lane, that becomes Moreton Road. After 1.2 miles, on entering the village, proceed straight ahead, past a left and right turn, then turn left by the Sweet Olive into Baker Street, the property is on the left.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>80</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>45</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

**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.



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