



The Croft, Aston Tirrold OX11 9DL



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A fabulous detached family home with private grounds in the heart of a sought after village: the superb accommodation includes 5 bedrooms, 3 bathrooms, 4 reception rooms and a 33' kitchen-family-breakfast room with cloakroom and utility. Electric gates lead to an extensive gravel driveway, the gardens feature excellent privacy and extend all around the property, set to lawn with established hedges. This pretty village, nestling in the Chiltern Hills AOB is just 4.5 miles to both Didcot Parkway train station and the centre of Wallingford.

Accommodation

Double glazed with gas central heating to radiators.



Tenure - Freehold

Entrance Hall: Tiled floor, radiators: stairs, cupboard under.
Cloakroom: White 2-piece suite, tiling, window and radiator.

Drawing Room: 15'2 x 13'5

An attractive double aspect room featuring a fireplace with pine surround and marble hearth: radiator.

Dining Room: 12' x 11'2

Front aspect, radiator, wood block floor.

Playroom: 12'1 x 7'5

Overlooking the rear garden: range of fitted cupboards, radiator.

Study: 9'7 x 7'5 Window to side, radiator.

Kitchen/Breakfast/Family Room: 33'5 x 12' – 15'10

Stylish kitchen with range of cupboards and granite worktops with Britannia range, dishwasher, space for fridge, downlights
Cont...





Breakfast/Family Room: Wood floor, breakfast bar and space for table, windows to the side and French doors to the terrace, radiators.

Utility Room: 15' x 5'11

Window and door to the side: cupboards, sink and appliance space, radiator.

Stairs to Landing:

Windows front and rear, radiator, down lighters, loft access.

Bedroom1: 15'2 x 13' Box bay to front, side window, radiator.

En Suite Bathroom: Luxury 4-piece suite incl. bath and shower cubicle, tiling, down lighters, radiator.

Bedroom 2: 15'11 x 9'7 Rear aspect, radiator.

Jack & Jill Shower Room: 3-piece suite incl. large shower cubicle, tiling, window radiator and down lighters.

Bedroom 3: 12'1 x 11'9 Front aspect, radiator.

Bedroom 4: 12' x 10'5 Rear aspect, radiator.

Bedroom 5: 12'2 x 7'5 Radiator and window to rear.

Bathroom: Fitted with a white 3-piece suite incl. shower above the bath, tiling, down lighters, radiator. Airing cupboard housing gas boiler and hot water tank.

Outside

To the Front:

The property is approached via twin electric gates leading to an extensive gravel drive with parking for numerous vehicles, areas of lawn surround the drive with a tall Beech hedge across the front.

Detached Garage: 17' x 16'8

Up/over door, power, door to the side.

Rear Garden:

Featuring an excellent degree of privacy it is mainly laid to lawn with banks of mature shrubs and established hedges: paved terrace with pergola. The lawns extend to both sides of the property linking up with the front garden and there are a number of mature fruit trees (pear, plum and apple).





GROUND FLOOR

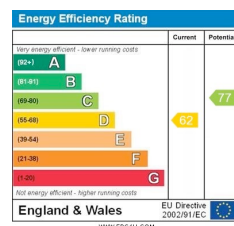
1ST FLOOR

TOTAL APPROX. FLOOR AREA 2486 SQ. FT. (230.9 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 left from our offices into The Market Place, past St Leonard's Square and then turn right into St John's Road which becomes Hithercroft Road. Follow this across the roundabout and continue for 2 miles, turn right at the T-junction to stay on Hithercroft Road, after a further half mile, at the T-junction turn left into Anchor Lane, this becomes Moreton Road. After 1.2 miles, on entering the village turn left into The Croft, the property is shortly 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.

