

PROPERTY AGENTS

JPKnight



Aston Street, Aston Tirrold OX11 9DJ



Aston Street, Aston Tirrold

A charming 4 bedroom Grade II listed cottage believed to date from the early 17th Century and set in the conservation area of this sought after village. In need of modernisation the living accommodation includes a 16' sitting room with brick fireplace, adjacent family room and a 21' kitchen/breakfast room. Outside there is a gated drive, lawn to the front with mature hedge, 2 brick stores and a superb 80' easterly facing garden abutting open countryside.



Tenure - Freehold

Entrance Hall: Quarry tiled floor.

Sitting Room: 15'9 x 12' A period room with both beams and wall timbers: at its centre, an attractive brick fireplace with timber mantel. There are two windows to the front, radiator and open way to:

Family Room: 11'6 x 10'8 Arched fireplace recess, twin French doors to the garden, radiator and beamed ceiling.

Inner Lobby: Quarry tiled floor and steps to kitchen.

Kitchen/Breakfast Room: 21'4 x 13' The kitchen has a range of storage units with worktops and recesses for various appliances, Rayburn range (not in use) and a quarry tiled floor. The room has a triple aspect, with 2 radiators and staircase.





Rear Lobby:

Space for washing machine, hand basin and door to the garden. Door through to the low level wc.

Stairs to Landing.

Bedroom 1: 12'8 x 10'10 Front aspect, wood floor, over-stair wardrobe and radiator.

Bedroom 2: 16'2 x 11'3 max. Exposed timbers and beams with a vaulted 10' ceiling; radiator, front aspect.

Bedroom 3: 11'4 x 10' Rear aspect and radiator.

Bedroom 4: 7'10 x 6'10 Rear aspect, radiator and fitted shelving and cupboard.

Bathroom: 10'2 x 7'9 White 3-piece suite, window to rear, wood floor, airing cupboard with gas boiler.

Outside

The property is approached over a gated gravel drive, an area of lawn extends across the front of the house with hedges and fencing to the boundaries.

Brick outbuilding comprising Store 1: 9'1 x 8'1 and Store 2: 9'2 x 6'

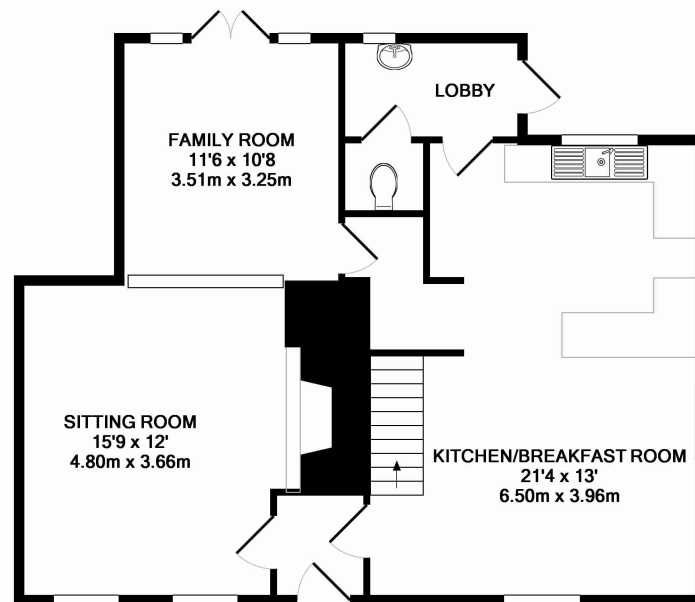
Rear Garden: A lovely feature it extends to approx. 80' and faces easterly abutting fields to the rear. Predominantly set to lawn and interspersed with mature shrubs it is enclosed by fencing.



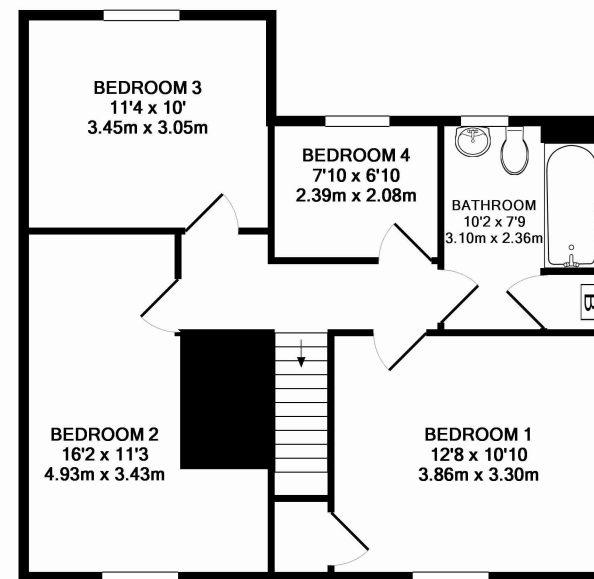
Directions:

Turn left from our offices into St Martins Street and in to St Marys Street, through St Leonards Square and then right 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 turn left into The Croft, this becomes Aston Street, 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.



GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 1216 SQ.FT. (113.0 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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