



Thorpe Street, Aston Upton OX11 9EF



## Thorpe Street, Aston Upthorpe

An imposing chalet style family home set in a lovely position within this sought after village; it has private, south facing grounds of 0.6 of an acre. The spacious, versatile accommodation includes 4/5 bedrooms, 3 bathrooms, 3/4 reception rooms and a kitchen breakfast room with adjacent utility room. There is an extensive gravel drive with garage and established, south facing 210' gardens.

### Accommodation

All 3 bath/shower rooms have been re-fitted, there is gas central heating to radiators.



## Freehold

### Accommodation

Reception Hall: 16'2 x 13'1 Terracotta tiled floor, radiator, staircase.

Cloakroom: White two piece suite and window.

Drawing Room: 23'7 x 15'

Stone fireplace, there are two sets of French doors which lead out to the garden at the rear and side, two radiators.

Dining Room: 18' x 12'

Double aspect with windows to rear and side: 2 radiators.

Study: 12' x 10'

Rear aspect and radiator.

Kitchen/ Breakfast Room: 24'10 x 12'6

Two windows out to the front, an attractive range of storage units, including an island unit, granite worktops with terracotta tiled floor. Twin oven AGA (gas), integrated dishwasher, two fridges and two freezers, radiator.

Open way from the kitchen to;





Family Room: 18'5 x 10'10

Two French doors and a window overlook the gardens to the rear, fireplace with slate hearth and two radiators.

Utility Room: 11'10 x 5'10

Window and stable door, range of cupboards & worktops, appliance space, terracotta tiled floor, gas boiler: radiator.

Bedroom 2: 20' x 12'

Triple aspect with plantation shutters including French doors out to the rear garden, tiled fireplace, two radiators.

Bathroom: White suite comprising a freestanding bath with hand basin, tiling, plantation shutters and radiator.

Stairs to Landing: Airing cupboard and radiator.

Bedroom 1: 18' x 13'2 (excl. wardrobes)

Window overlooking gardens at the rear, range of wardrobes and radiator.

En Suite Shower Room: White suite including walk in shower, marble tiling, radiator and skylight.

Bedroom 3: 15' (including the wardrobe) x 11'3

Front aspect radiator, wardrobes and built in cupboard.

Bedroom 4: 14'5 x 14'1

Rear aspect radiator, scale ceilings.

Shower Room: White suite including a walk in shower, marble tiling, radiator and skylight.

Outside

To the Front:

The property has a large gravel circular drive with island bed, mature hedge to the front, and an area of lawn to the far side. Detached Garage.

Rear Garden:

A stunning feature it is very private, faces south and is 210' in length. A paved terrace leads to the main lawn with mature hedges, shrub and plant borders. Flowerbeds flank the terrace. Paved access to the front on both sides. A mature yew hedge has twin archways through to a further area of garden set to lawn with mature fruit trees: enclosed by timber fencing, hedging and walling.





GROUND FLOOR

1ST FLOOR

TOTAL APPROX. FLOOR AREA 2680 SQ. FT. (249.0 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**

Leave Wallingford via 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, this becomes Moreton Road. After 1.2 miles, on entering the village, proceed straight ahead, past a hidden left turn, then turn right into Thorpe Street, the property is shortly on the left.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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.

