



Moreton Road, Aston Tirrold OX11 9EW



## Moreton Road, Aston Tirrold

A delightful detached single storey home set in its own private grounds of a fifth of an acre: on the edge of this popular village there are stunning views over the adjacent farmland. Currently it has 3 bedrooms, 2 bathrooms, 2 reception rooms, study and kitchen/breakfast room with utility – there is also planning permission to add 2 first floor bedrooms and bathrooms and replace the single garage with a double. Approached over its own drive there is an established and private garden and further terrace.

The property benefits from oil fired central heating and double glazing throughout.

## Tenure - Freehold

### Accommodation

Front door flanked by double glazed windows, tiled flooring, twin doors to;

Dining Room: 15'6 x 10'10  
Sliding patio door to the garden, window to side: wood style floor, radiator, picture rail.

Sitting Room: 19'3 x 12'  
Window to front, wood style floor, fireplace and stone hearth, two radiators, dado rail.

Kitchen/Breakfast Room: 12' x 12'  
Windows to rear and side, range of storage units, worktops, white sink unit. Oil-fired twin oven Aga: tiled floor and further appliance space.

Utility Room: 8' x 7'9  
Range of storage units, worktops, stainless steel sink unit, space for washing machine, electric storage heater, tiled floor.





Inner Hall: Two radiators.

Study: 6'3 x 5'7  
Tall window to the front: radiator.

Bedroom 1: 16'7 x 15'6  
Windows to front and side, radiator: picture rail.

En Suite Bathroom: White 3-piece suite, tiled walls and floor, window, radiator.

Bedroom 2: 12' x 9'8  
Window to rear, radiator, wardrobe.

Bedroom 3: 12' x 7'9  
Window to front, radiator.

Bathroom: White 3-piece suite, tiled walls, Velux window, radiator, airing cupboard.

Outside

A path leads to the front door, a hedge runs along the front border behind which there are gravel beds interspersed with banks of shrubs, a gate opens to the garden.

Store: Oil fired boiler, gardener's WC, light and power.

Garden: Extending from the side of the property there is a lawn interspersed with mature fruit trees and screened by established hedges, path to gravel drive and garage. There are flower and shrub borders, a brick terrace. On the other side of the property there is a private paved terrace with mature shrub borders, a gate to front and views across farmland to the rear.

Gravel drive with parking/ turning spaces and mature hedging.

Detached Garage: Up/over door.



### Directions

Turn left from our offices, through the Market Place and through St Leonard's Square and turn right into St John's 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. The property is on the left just before entering the village.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		75
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
<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.



## Proposed floor plan

