



The Croft, Aston Tirrold OX11 9DL



## The Croft, Aston Tirrold

A magnificent single storey detached home set in this keenly sought after village just over 4 miles from Didcot Parkway train station. It has glorious grounds that extend to 0.6 acre with fabulous views across the adjacent countryside. Built in 2000 to a bespoke Scandia-Hus design with Scandinavian levels of insulation that includes triple glazing. It comprises 5 bedrooms, 3 bathrooms, 2 reception rooms and kitchen-breakfast room with adjacent utility room. Outside there is an extensive driveway, the mature gardens are beautifully planted and offer excellent privacy: to one side a large detached 60ft barn.

The property has a whole house ventilation and heat recovery system coupled with electric under floor heating.

## Tenure - Freehold

Accommodation

Entrance Porch

Dining Hall: 20'6 x 17'2

Window to the front, French doors open to the garden to the rear, wood style floor, down lighters, cloaks cupboard.

Sitting Room: 23'6 x 15'

A bright double aspect room with four windows and a wood style floor: fireplace with Adam style surround, stone hearth, coal effect gas fire, down lighters.

Kitchen/Breakfast Room: 22'6 x 15'4

Four windows across the rear, patio doors out to the deck, range of storage units with granite work surfaces, gas hob, double electric oven, dishwasher, wood style floor, walk in larder, down lighters.

Utility Room: 11'3 x 8'10

Door and window to the drive, storage cupboards: granite worktops, down lighters.





Family Room/Guest Suite: 14'5 x 12'  
Two windows out to the front, door to:

Jack & Jill Shower Room: (opening to dining hall and guest suite)  
White 3-piece suite, tiled walls & floor, downlighters, electric towel rail.

Inner Hall: Wood style floor, loft access.

Loft: The two main sections extend to approximately 36' x 42' respectively in length and there is an 11' ridge height. Boarded with light, folding steps.

Bedroom 1: 16'3 x 11'5 (excluding wardrobes)  
Double aspect, wood style floor, wardrobes and down lighters.

En Suite Shower Room: White 4-piece suite, tiled walls and floor, down lighters, window, electric towel rail.

Bedroom 2: 12' x 9'8  
Side aspect, wardrobe, wood style floor, down lighters.

Bedroom 3: 12' x 9'6  
Side aspect, wardrobe, wood style floor, down lighter.

Bedroom 4: 10'6 x 6'10  
Front aspect, wood style floor, down lighters.

Bathroom: Fitted with a white 3-piece suite, tiled walls and floor, window, down lighters, electric towel rail.

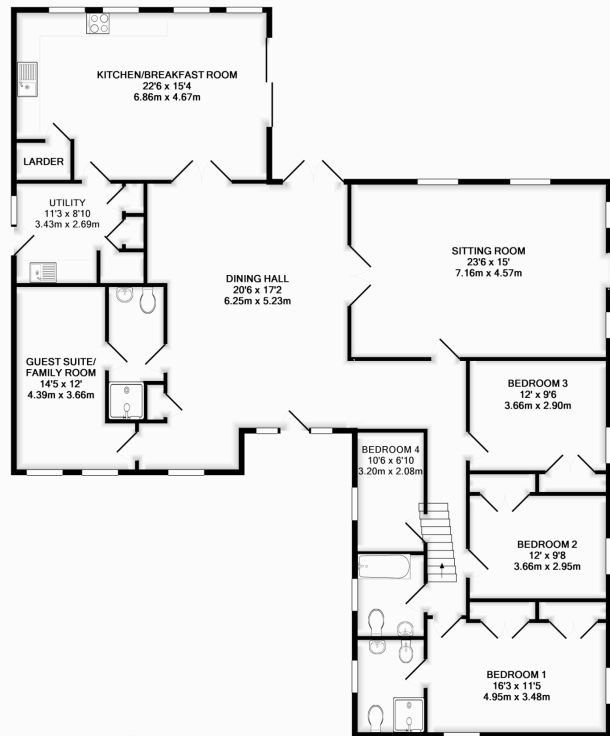
Outside

A sweeping gravel drive leads to the property with parking and turning space. To the front there is a semi circular lawn with deep established beds of shrubs and plants: mature hedges.

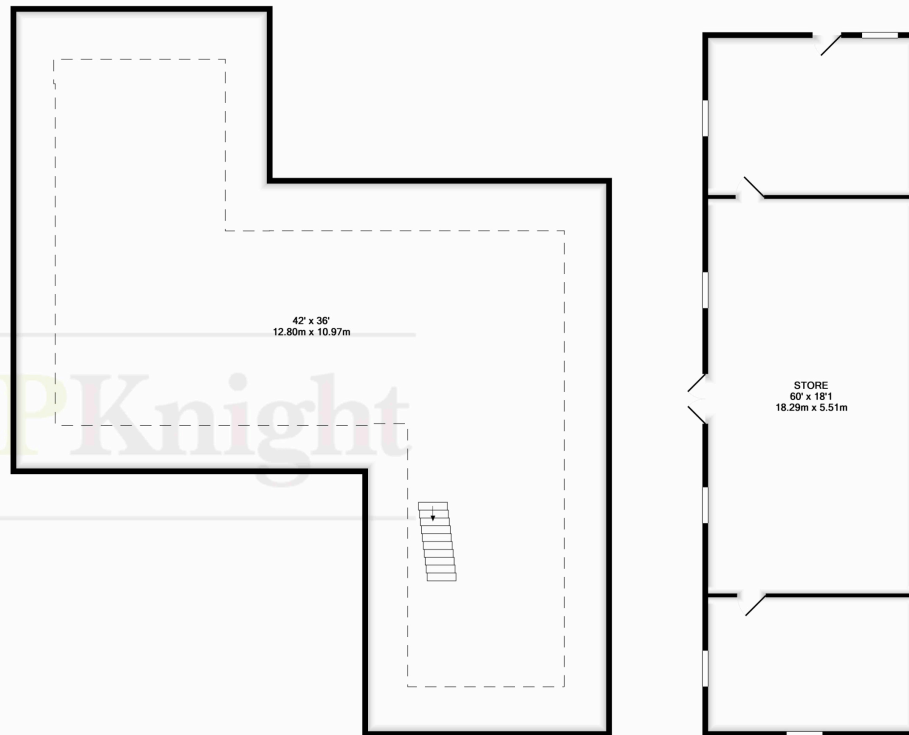
Rear Garden: Large raised deck accessed from the kitchen and dining hall, steps down to a the main lawn edged by a pathway and bordered by beautifully stocked flower and shrub beds with hedging to both side boundaries and lovely views out across open countryside at the rear.

Detached Barn: 60' x 18'  
Two dividing walls, four windows out to the gardens and one to the rear, central 8ft wide doors open out to the garden with a further door out to the drive at the front. There is light and power.





GROUND FLOOR



LOFT SPACE

TOTAL APPROX. FLOOR AREA 2336 SQ.FT. (217.0 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 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 will be found at the end of the straight on the left.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		63	78
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		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.

