



The Croft, Aston Tirrold OX11 9DL



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Nestled in the heart of one of the area's most sought after villages, this beautifully extended 1920s semi-detached home offers a rare blend of period charm and contemporary refinement. Set on approximately a fifth of an acre, the property boasts a truly stunning garden – meticulously landscaped and designed to include formal, utility and wilding areas. The heart of the home is a very light and airy kitchen/breakfast room, there are two separate reception rooms both with log stoves, a utility room and shower room. The first floor has 3 double bedrooms and 2 bathrooms. Surrounded by countryside the village is just over 4 miles to Didcot Parkway train station with 40 minute journey times to Paddington and 4.5 miles to the centre of Wallingford.



Tenure - Freehold

Accommodation

Entrance Hall: Tiled floor, radiator, window to the front, stairs leading to the landing with cupboard, downlights. Family Room: Two windows to the front, fireplace with marble surround, slate hearth and log stove, cupboards and shelves flank the chimney breast, wood floor, two radiators.

Kitchen/Breakfast Room: French doors lead to the garden, range of storage units, worktops, stainless steel sink unit with Quooker tap (hot/filtered water) recess for range and extractor hood above, large island/breakfast bar with wood worktop, integral fridge and dishwasher, tiled flooring, under floor heating, fitted corner banquet, downlights, walk in larder with shelving.

Sitting Room: Marble fireplace, log stove, tiled floor part underfloor heating, vaulted ceiling with two Velux windows, window and French doors lead to the garden, cupboard with display shelving.





Utility Room: Window to the front and door to side, range of cupboards, worktops and sink unit, fridge, spaces for washing machine and tumble drier, Airing cupboard and further cupboard, underfloor heating, downlights, radiator, gas boiler.

Shower Room: White 3-piece suite including a wide shower cubicle, tiled floor, downlights, radiator.

Stairs to Landing: Featuring a study area with cupboards and shelves, window to the front, wood style floor, radiator, downlights.

Bedroom 1: Full height window and separate window look over the garden, extensive range of fitted wardrobes and cupboards, wood style floor, radiator.

Ensuite Shower Room: White 3-piece suite incl. large shower cubicle, wood style floor & electric underheating, downlights, radiator. Utility cupboard with space for washing machine and tumble drier.

Bedroom 2: Double aspect with windows front and rear, wood style floor, 2 radiators, wide range of wardrobes.

Jack and Jill Bathroom: White 3-piece suite including P-shaped bath and shower unit, electrically heated tiled floor, radiator, window, downlights.

Bedroom 3: Front aspect, wood style floor, radiator.

Outside

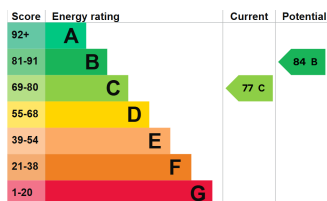
To the Front: Gravel drive, stone paved path to the front drive with banks of mature shrubs and plants, established hedge, timber fencing.

Rear Garden: Full width stone terrace with steps to a well-maintained lawn with beautifully planted island and border shrubs, plant beds, established borders with mature pleach trees create total seclusion. Side gate and fenced path runs down the side to the rear. Further paved seating area with a brick barbeque and planted border, archway covered with a Wisteria and gate to a further lawn with raised planters and side store. Beyond this is a wildflower area with pond and further plants.

Timber workshop (insulated) and greenhouse with power.



Directions: Turn left from our offices into St Martin's St., follow through Market Place, into St Mary's Street and turn right onto St John's Road. Follow this out of town to Hithercroft Roundabout continue straight across and after 1.5 miles turn right, then at the next T-junction turn left onto Anchor Lane which becomes Moreton Road,. At the junction turn left onto The Croft.



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.



Approximate Gross Internal Area 1953 sq ft - 182 sq m (Excluding Outbuilding)

Ground Floor Area 1107 sq ft – 103 sq m

First Floor Area 846 sq ft – 79 sq m

Outbuilding Area 170 sq ft – 16 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

JPKnight