



5 BAKER STREET

ASTON TIRROLD ♦ OXFORDSHIRE

Warmingham
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Wallingford - 3½ miles ♦ Didcot - 3 miles ♦ Streatley on Thames
- 4.5 miles ♦ Reading - 14 miles ♦ Oxford - 14 miles ♦ A34 at
Chilton - 4.5 miles ♦ M4 at Chieveley (J13) - 14 miles
(Distances approximate)

Within this popular quintessential English village, just a short hop to extensive amenities and London, a spacious and well presented semi detached house extending to approximately 1,711 sq ft, inclusive of outdoor games room and garage.

♦ Quintessential English Village Within Close Driving Distance Of The River Thames, Extensive Amenities, Schooling, and Mainline Railway Station To London Paddington In Well Under The Hour

♦ Spacious Driveway

♦ Entrance Hall

♦ Sitting Room

♦ Dining Room

♦ Family Room with Woodburner

♦ Kitchen

♦ Landing

♦ Main Bedroom Suite With En-Suite Shower

♦ 3 Further Bedrooms

♦ Family Bathroom

♦ Private Garden

♦ Generous Sized Games Room of approx. 258 sq ft

♦ Garage

♦ In All Extending To Approximately 1,711 sq ft



SITUATION

The twin villages of Aston Tirrold and Aston Upthorpe, which are merged together as one, lie at the foot of the Berkshire Downs in the valley just off the A417 Wantage to Streatley-on-Thames road as it extends across the Downs close to the historic Ridgeway Path.

On the Downs there are numerous iron-age, Roman and Saxon earthworks and relics and the villages are believed to date from Saxon times as tradition recalls that King Ethelred and his brother Alfred (later the king), heard mass in the village before defeating the Danes nearby. Indeed Aston Upthorpe's All Saints Church was built on Saxon foundations, whereas St Michael's Church in Aston Tirrold, dates from 1080 and was later remodelled in the 13th century. The Astons had a tradition of Presbyterianism and in 1728 a Presbyterian chapel was built, being one of the oldest in existence in the country.

The villages boast numerous period properties of considerable character, reflecting the growth and prosperity through the centuries, many being listed as of significant historical and architectural interest. Nowadays the villages successfully retain their tranquil rural charm and way of life with farming and the land still being the dominant local activity, along with a notable thoroughbred Stud where many famous racehorse stallions stand. There is a village hall built in 1964, a sports/cricket ground, a village pub, and a repair garage.

There are good road communications to the surrounding towns including Didcot and Wallingford and the fast A34 dual carriageway linking Newbury with Oxford is a short drive. The M4 motorway at junction 12 or 13 is also within easy striking distance. Nearby stations at Cholsey and Didcot for trains to Reading and London Paddington.

In addition to having well revered and outstanding local state primary and secondary schooling nearby, the area is also extremely well served by an excellent range of private schooling, of particular note; Cranford House School, The Oratory Preparatory School, Moulsoford Preparatory School, St Andrews Preparatory School, The Oratory School, Pangbourne College, Brockhurst & Marlston House, Downe House, Rupert House School, Shiplake College, The Abbey School, Bradfield College, The Manor Preparatory School, Abingdon School, Abingdon Preparatory School, Radley College, and St Helen & St Katharine.

Crossrail (Elizabeth Line) services have commenced from Reading, connected to directly via multiple nearby railway stations such as Didcot, Cholsey, and Goring & Streatley, with the full service scheduled to commence shortly, which together with the completed electrification of the line has significantly improved travelling times to East and West destinations.

PROPERTY DESCRIPTION

Built in the 1970's, this traditionally built red brick house has been extended and improved over the years offering spacious family accommodation. Entrance is into a vaulted reception hall with stair access and cloakroom. The sitting room is at the front of the property and leads into the dining room which opens into the L-shaped kitchen. The kitchen is fully fitted and has back door access as well as access to the side driveway. The family room overlooks the garden and has a woodburner.

Upstairs there are 4 bedrooms. The main bedroom has floor to ceiling doors offering lovely garden views, built in wardrobes and shower ensuite. 2 of the additional bedrooms have built in storage and there is a family bathroom. The property has 2 lofts, both with drop down ladders.

Having been recently decorated and re-carpeted throughout along with new bathroom flooring, the property is offered in excellent order.

OUTSIDE

The house sits back from the road and overlooks mature trees. The driveway is fully tarmacked and offers parking to the front and side of the property towards the garage.

The rear garden has a terrace across the width of the house and there is access to the garage from a side door. The garden is fully fenced and has borders, trees and a natural pond. Towards the back of the garden is a large timber framed Summer House or Studio, currently being used as a games room.

There is also an area previously dedicated to growing vegetables with a garden shed.

The garden complements the property and is a wonderful sanctuary in a peaceful setting. An early viewing is advised.



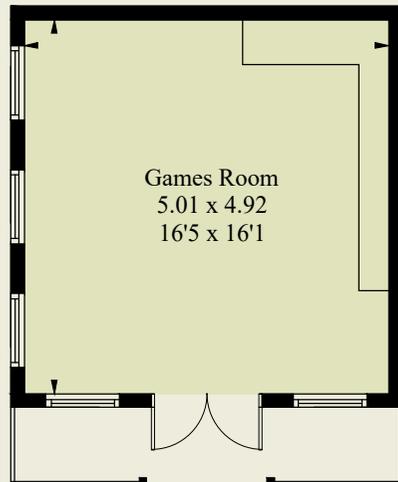
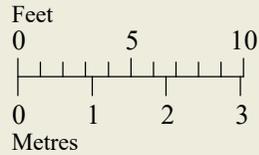


5 Baker Street, Aston Tirrold, Oxfordshire, OX11 9DD

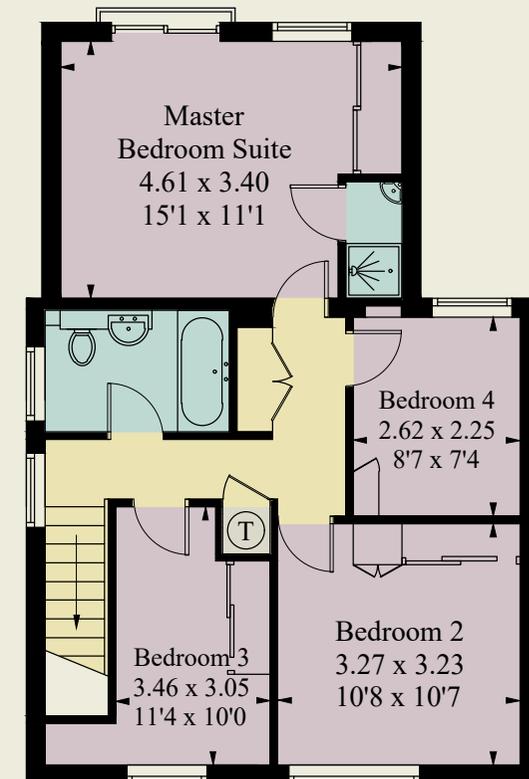
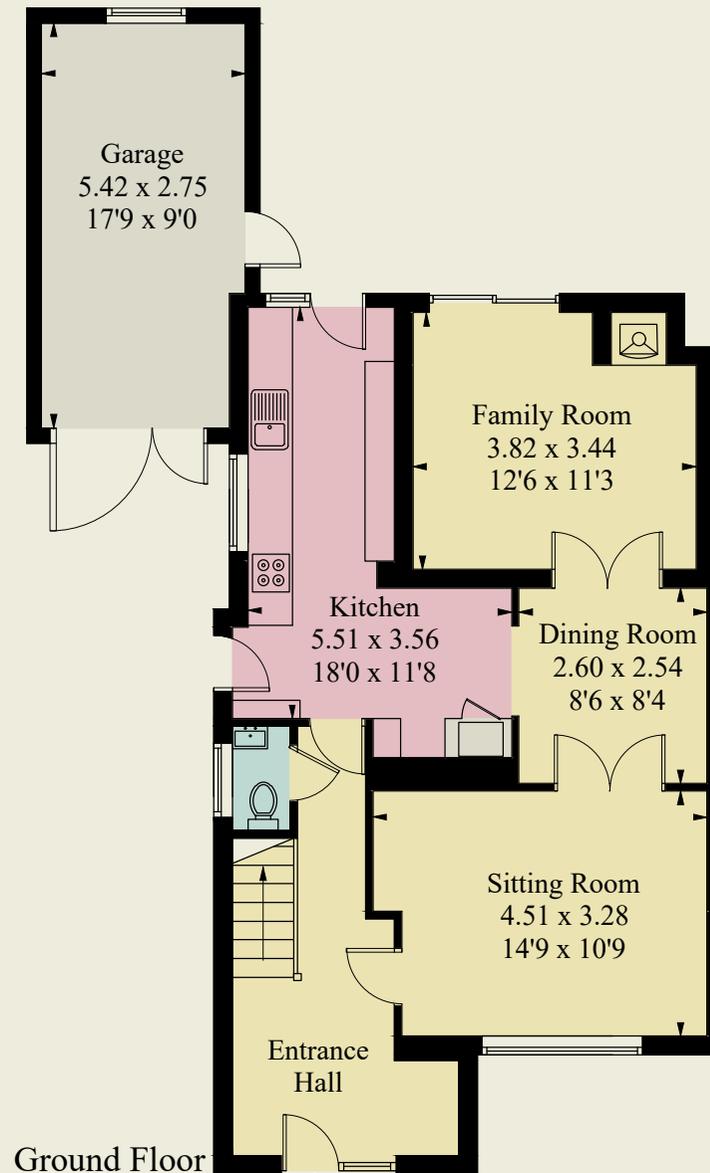
Approximate Gross Internal Area (including Garage) = 135 sq m / 1453 sq ft

Outbuilding = 24 sq m / 258 sq ft

Total = 159 sq m / 1711 sq ft



(Not Shown In Actual Location / Orientation)



First Floor

CREATESPACE DESIGN ref 410

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)



GENERAL INFORMATION

Services: Mains water, electricity, drainage are connected. Heating from Electric Warm Air System.

Energy Performance Rating: D / 62

Postcode: OX11 9DD

Local Authority: South Oxfordshire District Council
Telephone: 01235 422422

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

From our offices turn left and continue over the river bridge to the traffic lights at the crossroads at Streatley on Thames. Turn right and take the first left turning into Wantage Road / A417, continue on this road until you reach a right turning signposted for Aston Tirrold. Take this turning and continue into Baker Street. Number 5 will be found on the left hand side about 50 metres along.

DISCLAIMER

The agent has not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. If required, the client is advised to obtain verification. These particulars are issued on the understanding that all negotiations are conducted through Warmingham & Co. Whilst all due care is taken in the preparation of these particulars, no responsibility for their accuracy is accepted, nor do they form part of any offer or contract. Intending clients must satisfy themselves by inspection or otherwise as to their accuracy prior to signing a contract.

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