



ASTON TIRROLD MANOR

ASTON TIRROLD ♦ OXFORDSHIRE

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Goring-on-Thames - 5 miles ♦ Didcot - 3 miles ♦ Wallingford - 3.5 miles ♦ Reading - 14 miles
 ♦ Oxford - 14 miles ♦ M4 at J12 (Theale) - 14 miles ♦ A34 at Chilton - 4.5 miles ♦ London - Within the hour
 (Distances and times approximate)

Occupying an idyllic and peaceful position privately situated within the heart of this delightful and quintessential English village, within easy reach of Reading, Oxford, and Henley-on-Thames, the M4 and trains for London Paddington within the hour, Aston Tirrold Manor commands beautifully cultivated gardens & grounds of approximately 5 acres, inclusive formal gardens with pond, vegetable garden, paddock, swimming pool, and tennis court. A simply stunning and most distinguished Queen Anne style residence, Grade II* Listed, inspired and revered architecture and appointment is to be discovered throughout the main residence, with additionally a detached guest lodge, stabling complex, garaging complex, and outbuilding complex adding favourably, extending in all to approximately 16,619 sq ft.

Careful planning and attention have provided modern open plan and flexible living whilst embracing classical living and ambience, whilst duly embracing the delightful gardens with far reaching views to Blewburton Hill and The Downs, encapsulating an all-encompassing lifestyle, culminating in an exquisite family home.

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

♦ A Rare Opportunity To Acquire A Most Distinguished Queen Anne Style Manor House, Afforded Panoramic Far-Reaching Views, Set In Approximately 5 Acres Of Beautiful Gardens & Grounds, With Detached Guest Lodge, Stabling, Garaging, And Outbuildings, Extending In All To Approximately 16,619 Sq Ft, With Swimming Pool And Tennis Court

♦ Private Electrically Gated Sweeping Driveway With Spacious Parking Courtyards

Main Residence

♦ Grand Galleried Dining Hall With Sweeping Stairwell & Fireplace
 ♦ Inner Hall
 ♦ Traditional 'His & Hers' Cloakroom
 ♦ Kitchen / Breakfast Room With Aga & Walk-In Larder
 ♦ Laundry Room
 ♦ Service Kitchen
 ♦ Cloakroom
 ♦ Drawing Room With Twin Fireplaces
 ♦ Morning Room With Fireplace
 ♦ Library With Fireplace

♦ Study With Fireplace
 ♦ Orangery

♦ Cellar With Wine Room, Store Rooms, Boiler Room

♦ Grand Galleried 1st Floor Landing
 ♦ Master Bedroom Suite With Dressing Room & En-Suite Bathroom
 ♦ 2nd Bedroom Suite With En-Suite Bathroom
 ♦ 3rd Bedroom Suite With En-Suite Shower Room
 ♦ 5 Further Bedrooms
 ♦ Family Shower Room
 ♦ Cloakroom
 ♦ Sitting Room / Snug

♦ 2nd Floor Landing
 ♦ Music Room
 ♦ 3 Further Bedrooms
 ♦ Linen Room
 ♦ Cloakroom

♦ Self-Contained Apartment With Sitting Room With Fireplace, 2 Bedrooms, Kitchen, Shower Room

♦ Approximately 11,947 Sq Ft

The Lodge

♦ Boot Room
 ♦ Inner Hall
 ♦ Kitchen / Breakfast Room

♦ Sitting Room With Fireplace
 ♦ Master Bedroom Suite With En-Suite Bathroom
 ♦ 2 Further Bedrooms
 ♦ Family Shower Room

♦ Approximately 968 Sq Ft

Outbuildings

♦ Garaging Complex For 4-6 Cars
 ♦ Stabling Complex With 6 Stables & Tack Room
 ♦ Workshop
 ♦ Garden Store
 ♦ Apple Store
 ♦ Machinery Store
 ♦ Wood Store
 ♦ Bin Store
 ♦ Kennel
 ♦ Traditional Brick & Timber Glazed Greenhouse Complex

♦ Approximately 3,700 Sq Ft

♦ In All Extending Internally To Approximately 16,619 Sq Ft

Gardens & Grounds

♦ Beautifully Enchanting Mature Landscaped Gardens & Grounds Of Approximately 5 Acres, Inclusive Formal Gardens With Pond, Paddock, Vegetable Garden, Swimming Pool, Tennis Court



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 Downlands 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, Moultsford 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

Aston Tirrold Manor is a most delightful and distinguished Grade II* listed country residence with origins, it is believed, in the late 17th century, yet now tastefully presented in the favoured Queen Anne architectural style. Beautifully appointed, contemporary luxury living is afforded, blended seamlessly with the charm and character appeal of grand period living, resulting in a simply wonderful and inspired home.

Internally, most spacious and well-appointed grand accommodation is afforded, with a wealth of stylish period features to be found in abundance, first presented upon viewing when entering the grand dining hall, from which one moves past the open fireplace and home to the grand piano, to enter a simply wonderful sweeping stairwell with and 18th century staircase leading to the 1st floor galleried landing, respectively setting the tone for further viewing throughout the home. Extending to approximately 11,947 sq ft, boasting 14 bedrooms, including 3 suites, one being a master bedroom suite with dressing room

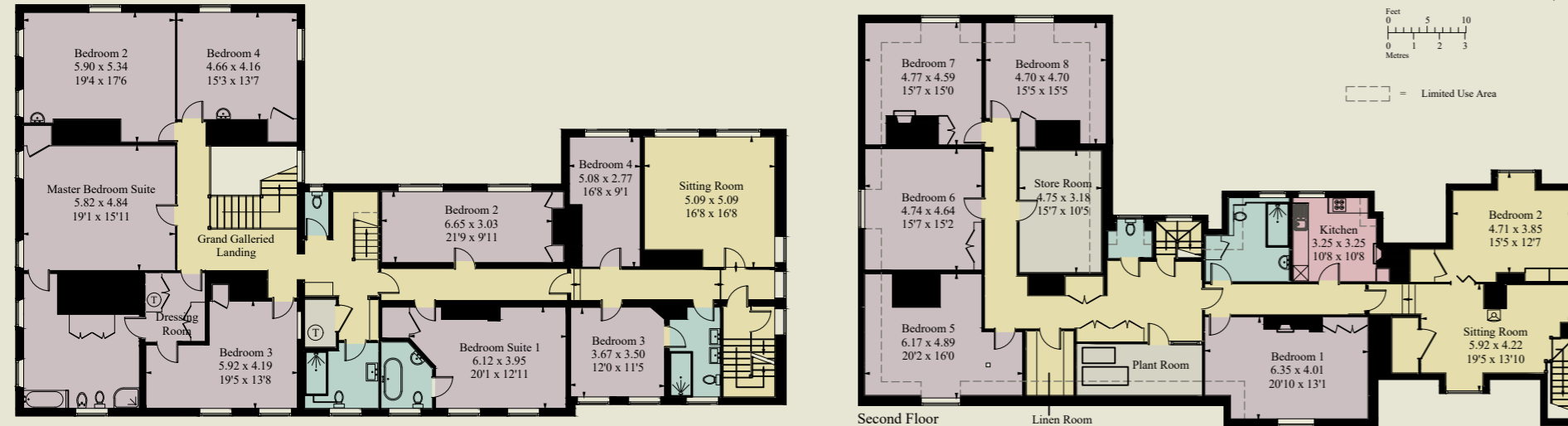
and en-suite bathroom, 5 bathrooms, and 9 reception rooms, the 2nd floor appointment duly affords the flexibility to appoint part as a self-contained apartment, with kitchen and sitting room. More modern and contemporary elements combine in a stylish manner, with high quality fixtures and fitting entirely evident throughout to enjoy, enhancing and collaborating with the historic importance of such a home, welcoming in the light and air of the gardens.

Located off the courtyard, there is a detached guest lodge, stylishly appointed, and set in its own railed and lawned mature gardens, affording contemporary 3 bedroom accommodation, with master bedroom suite, 2 bathrooms, and 2 reception rooms.

A simply wonderful opportunity afforded, with an inspired lifestyle to be enjoyed, in a fabulously convenient and attractive location, Aston Tirrold Manor is quite possibly one the most distinguished and delightful country residences to be found locally, and accordingly must be viewed to be fully appreciated.

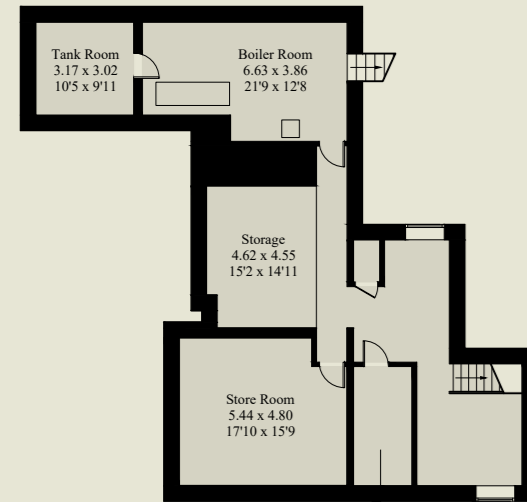
Aston Tirrold Manor, Aston Tirrold, Oxfordshire, OX11 9DJ

Approximate Gross Internal Area = 1,082 sq m / 11,646 sq ft
 Limited Use Area = 28 sq m / 301 sq ft
 Total = 1,110 sq m / 11,947 sq ft



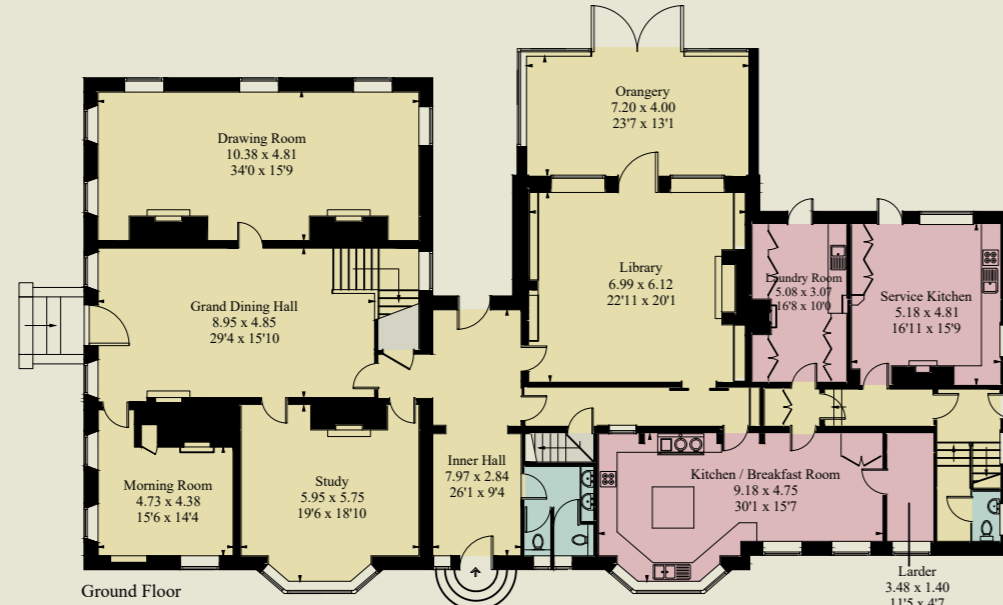
First Floor

Second Floor



Cellar

Wine Room
3.86 x 1.90
12'8" x 6'3"



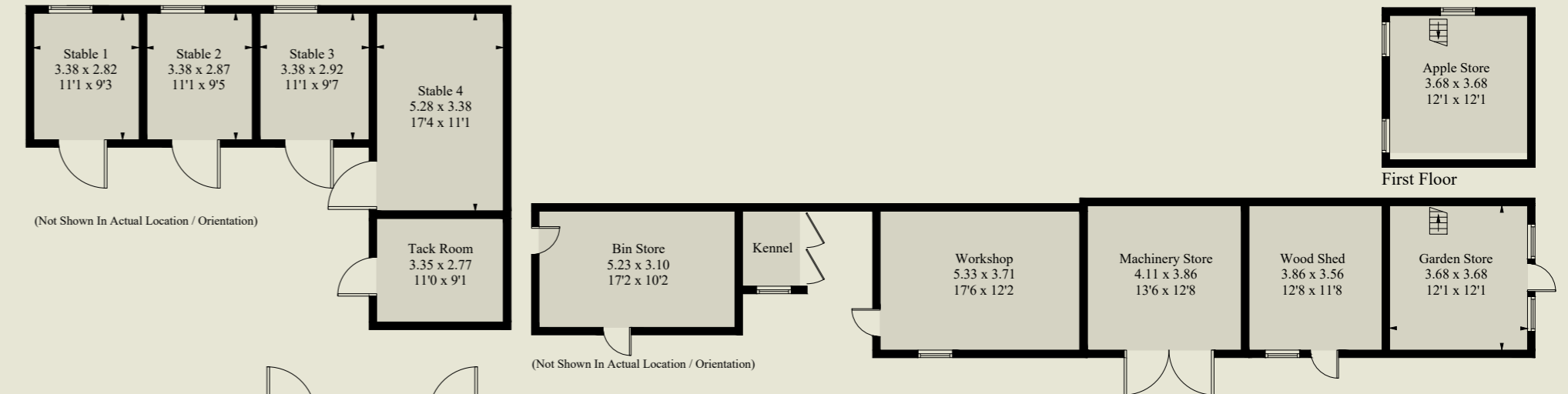
Ground Floor

CREATESPACE DESIGN ref 262

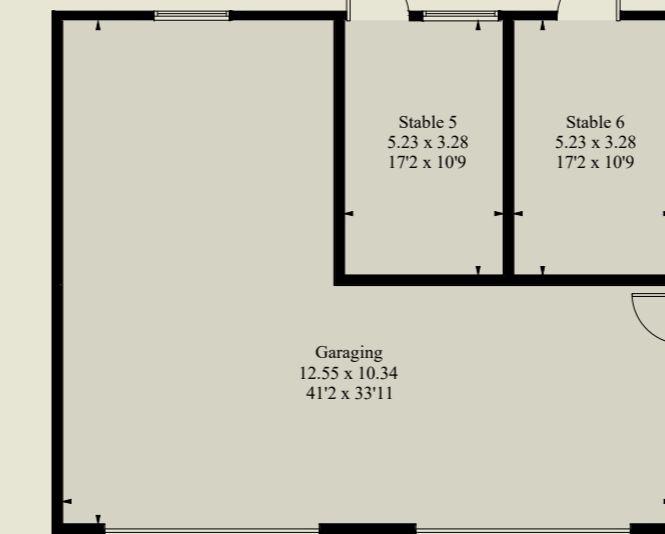
Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)

Aston Tirrold Manor, Aston Tirrold, Oxfordshire, OX11 9DJ

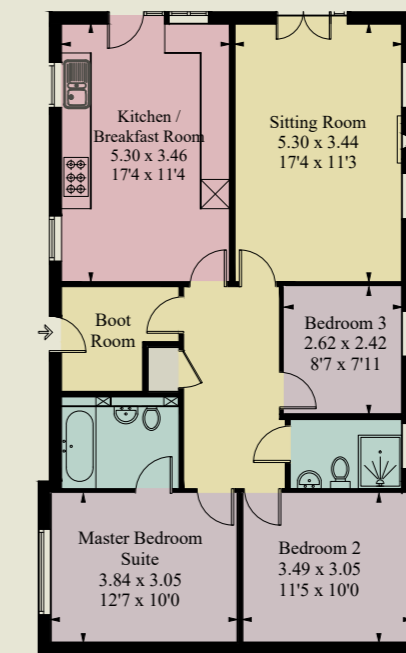
Stabling = 94 sq m / 1,010 sq ft The Lodge = 90 sq m / 968 sq ft Outbuildings = 100 sq m / 1076 sq ft
 Garaging = 92 sq m / 990 sq ft Green House = 58 sq m / 624 sq ft
 Approx Gross Internal Area Total = 434 sq m / 4,671 sq ft Grand Total with Manor House = 1,544 sq m / 16,619 sq ft



First Floor



(Not Shown In Actual Location / Orientation)



The Lodge

CREATESPACE DESIGN ref 262

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







OUTSIDE

A wonderful location and setting to be discovered, tucked away in the centre of the village behind the walled grounds of the village church, the property is privately accessed from a quiet rural lane through electrically operated wrought iron gates which are flanked by tall stone topped brick pillars.

A long sweeping driveway flanked with mature colourful formal part walled gardens leads up to the house itself and beyond to spacious courtyard parking, with the garaging situated to the rear of the property.

Formal gardens with spacious lawned areas wrap their way around the side and rear of the main residence, with simply wonderful beautifully colourful planting providing a haven to enjoy throughout the day and seasons. Carefully designed and landscaped areas of the formal gardens afford their own enjoyment, whilst collectively providing a most stunning backdrop from the house itself, with interconnecting stone laid areas connecting the main house with the swimming pool and vegetable garden, which enjoys the

most delightful traditional brick and timber glazed greenhouse. Formal gardens make way to the park-like gardens to the front of the house, in which there are host of mature trees and a pond, and to the far corner, tucked away, a tennis court.

Situated off the rear courtyard, adjacent to the guest lodge and the garaging complex, there is a wonderful stabling complex, housing 6 stables and a tack room, with its own stable yard and adjacent paddock and holding field, conveniently situated next to the house, yet with exclusivity duly afforded.

A simply charming period outbuilding complex with a traditional steeple topped apple store is situated close by, providing a workshop, machinery store, wood store, garden store, bin sorter, and kennel.

Most peaceful and tranquil, yet quite engaging and extensive in offering, the gardens and grounds extend to approximately 5 acres, and afford a simply wonderful balance of inside outside family living, within a beautiful setting not often found, yet just a short hop to London.







GENERAL INFORMATION

Services: Mains water, electricity, gas, and drainage are connected, with mains gas fired central heating and hot water.

Council Tax: H

Postcode: OX11 9DJ

Local Authority: South Oxfordshire District Council
Telephone: 01235 422422

VIEWING

Strictly by appointment through Warmingham & Co.

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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