



TANGLEWOOD

ASTON STREET ♦ ASTON TIRROLD ♦ OXFORDSHIRE





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DIDCOT - 3 miles ♦ WALLINGFORD - 3 ½ miles
♦ OXFORD - 14 miles ♦ ABINGDON - 9 miles ♦ READING - 14 miles ♦
NEWBURY - 19 miles (Distances approximate)

An Individually Designed 4 Bedroom Detached House, Built For The Current Owner, Offering Light & Airy Spacious Accommodation Of Approximately 3196 Sq Ft Sitting In Peaceful Tranquility Within A Lively Community. The Property Sits Within Private Grounds Of Just Under 1/2 An Acre and Features An Outdoor Swimming Pool, Large Driveway & Garaging.

- ♦ Quintessential English Village Setting Within Close Driving Distance Of Extensive Amenities, Outstanding Schooling, and Mainline Railway Station To London Paddington Within The Hour
- ♦ An array of high speed fibre Internet services are available within the village
- ♦ Extending To Approximately 3196 Sq Ft In Total, Inclusive Of Garaging and Pool Room
- ♦ Master Bedroom With Dressing Area And Ensuite
- ♦ 3 Further Bedrooms
- ♦ Entrance Hall
- ♦ Family Bathroom
- ♦ Cloakroom
- ♦ Garaging, Store Room and Large Driveway
- ♦ Bedroom 5 / Study
- ♦ Secluded Outdoor Swimming Pool Heated By Solar Panels, Plus Pool House
- ♦ Sitting Room With Triple Aspect
- ♦ Dining Room
- ♦ Kitchen leading to Pantry
- ♦ Utility Room with access to Boot Room, Plant Room and Shower Room
- ♦ Home Office/Gym
- ♦ Mature And Private Gardens of almost ½ Acre Offering A Southerly Aspect At The Front

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.

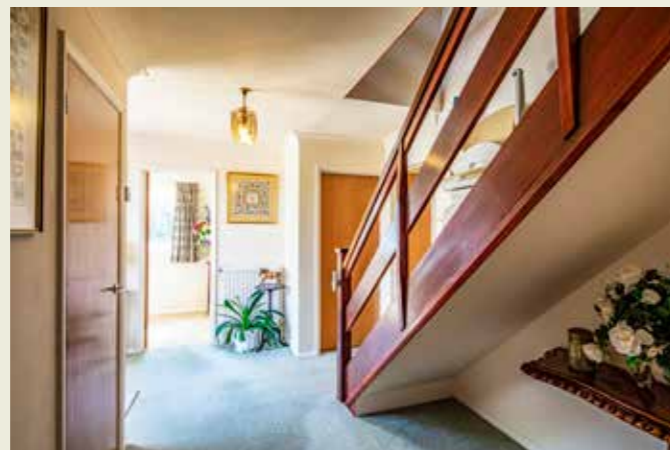
On the Downs there are numerous iron-age, Roman and Saxon earthworks and relics and the villages are believed to date from Saxon times as tradition recalls that King Ethelred received Mass in the village before defeating the Danes nearby. Indeed Aston Upthorpe's All Saints Church was built on Saxon foundations, 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 Gastro pub, a repair garage and a community post office.

There are good road links 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

Enjoying a private ambience and outlook within a most delightful location being idyllically situated in a quintessential English village, within close reach of mainline rail access to London, this individually designed detached 4 bedroom house built in 1970 and only ever occupied by the current owner offers wonderful spacious light and airy accommodation.

Entrance is from a wide recessed porch into the hall which offers a cloakroom and cloaks cupboard, as well as the boiler room and staircase. The study overlooks the south facing aspect to the front and has built in storage. Through to the sitting room are the most delightful views of the gardens to the front back and side plus bi-fold doors leading to the dining room. The dining room and kitchen look

across the back and you capture the stunning view of the church. There is a pantry and large utility room with a boot room and shower room adjoining. The home office overlooks the swimming pool and with a small amount of altering, could make a wonderful gym with picture doors leading out. The plant room is next door.

Upstairs there are 4 bedrooms, the main bedroom boasts triple aspect views, a dressing area and ensuite and there is a separate family bathroom.

The property has the most delightful picture windows throughout, encapsulating the gardens and grounds that surrounds it. With careful planning, the property could be enhanced further.





OUTSIDE

The property sits privately tucked away behind a beautiful brick and flint wall to one side and mature Yew hedging on the other. The sweeping gravelled driveway has bountiful flower and shrub borders offering a wonderful entrance to the property.

The extensive south facing lawns to the front are bordered by mature specimen trees and impressive hedging, offering a private aspect. The gardens then continue round to the left hand side with specimen trees including Cedar, Walnut and Pear to be found, as well as the continuation of the brick and flint wall which runs behind the whole property with the breath taking view of the church beyond.

The vegetable garden is also at the rear and there is a useful greenhouse.

The gate then takes you through to the walled outdoor solar heated swimming pool which is laid within a terrace setting and features a pool house.

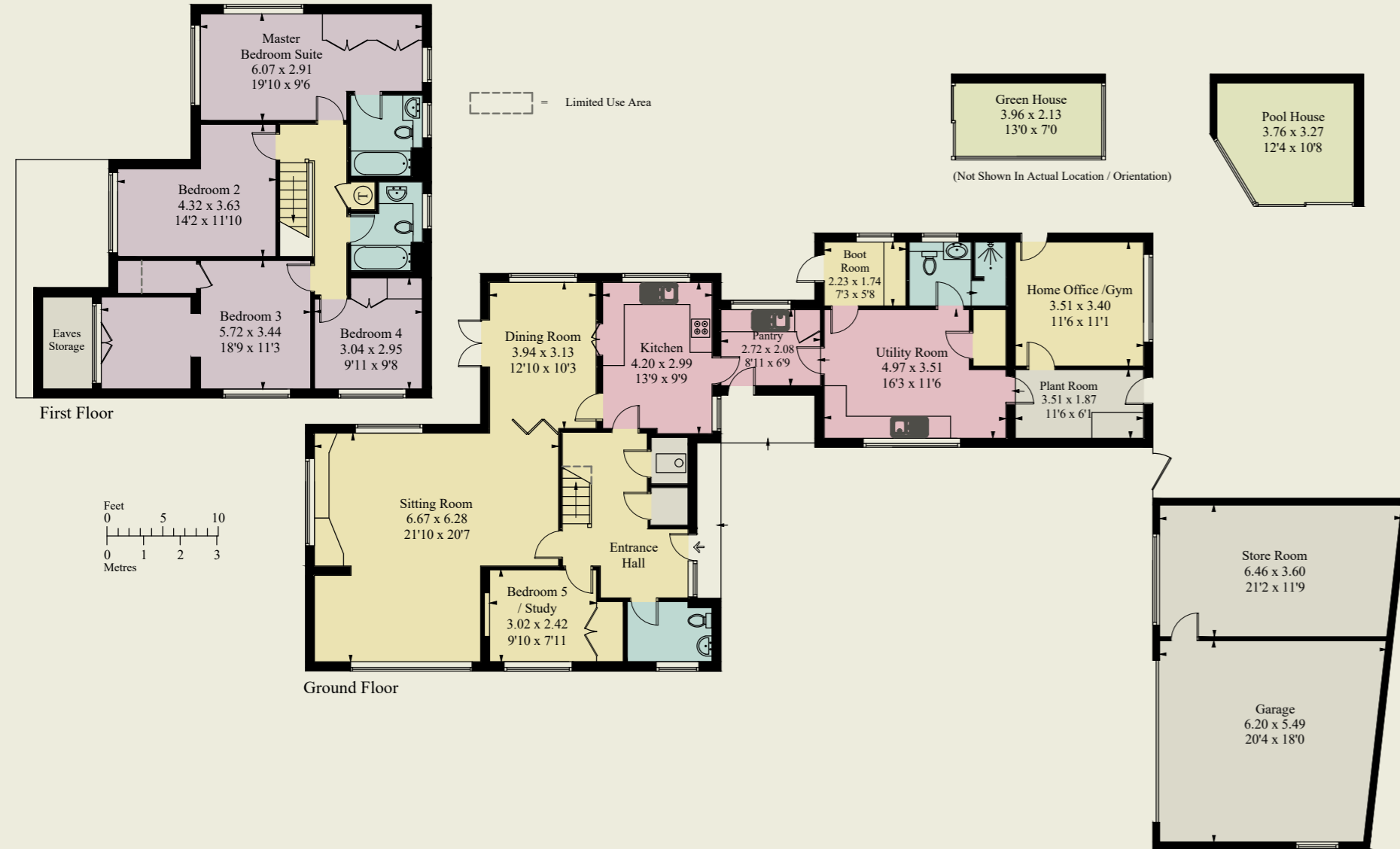
The garaging is to the right and there is a double garage with electric up and over door, plus a large adjoining store room which would easily be converted to an additional garage.

The gardens are simply stunning, beautifully mature and well cared for, which truly enchances the whole property within this tranquil, peaceful quiet setting off Aston Street.



Tanglewood, Aston Street, Aston Tirrold, Oxfordshire, OX11 9DJ

Approximate Gross Internal Area = 218 sq m / 2346 sq ft
 Limited Use Area = 4 sq m / 43 sq ft Outbuildings = 75 sq m / 807 sq ft
 Total = 297 sq m / 3196 sq ft



GENERAL INFORMATION

Services: Mains Electricity and Water connected to the property. Heating and hot water from oil fired boiler. There is gas in the road which can easily be connected, subject to contract. Super fast fibre broadband is available in the village.

Council Tax: G

Energy Performance Rating: E / 39

Postcode: OX11 9DJ

Local Authority: South Oxfordshire District Council
 Telephone: 01491 823000

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 turn right into Aston Street, continue on this street approximately 200 metres along, until you see Tanglewood on the left hand side just before the church.

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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CREATESPACE DESIGN ref 358

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

