



LANGDONS

THE CROFT ♦ ASTON TIRROLD ♦ OXFORDSHIRE

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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)

Enjoying a relaxing ambience and outlook, the setting is simply delightful, being idyllically located in a most desirable location within this quintessential English village, within close reach of mainline access to London, privately situated in electrically gated mature gardens and grounds of approximately 0.15 of an acre, a most impressive refurbished Georgian home is afforded, finished to the very highest of standards, perfectly blending period features with more modern and contemporary stylish fixtures and fittings, and with inspired vaulted and beamed additions, culminating in a very special residence which extends in all to approximately 2,185 sq ft, inclusive of detached garden room.

Careful planning and attention has provided modern open plan living whilst preserving beautiful traditional Georgian features and ambience, embracing the delightful gardens and grounds with inside outside living, encapsulating an 'Al Fresco' lifestyle, culminating in an exquisite family home.

- ♦ An Elegant Georgian Residence Of Striking Architectural Design Set In Approximately 0.15 Of An Acre, Extending To Approximately 2,185 Sq Ft In Total, Inclusive Detached Garden Room
- ♦ Utility Room
- ♦ Sitting Room With Fireplace
- ♦ 4th Bedroom

- ♦ Quintessential English Village Setting Within Close Driving Distance Of Extensive Amenities, Outstanding Schooling, and Mainline Railway Station To London Paddington Within The Hour
- ♦ Part-Galleried Landing / Snug
- ♦ Vaulted Master Bedroom Suite With En-Suite Shower Room
- ♦ 2 Further Bedrooms
- ♦ Family Bathroom With Roll Top Bath

- ♦ Private Electrically Gated Driveway
- ♦ Detached Garden Room

- ♦ Part-Galleried Reception Hall
- ♦ Inner Hall
- ♦ Cloakroom
- ♦ Open Plan Kitchen / Vaulted Dining Room / Vaulted Family Room With Aga & Log Burner And Dual French Doors To The Gardens
- ♦ In All Extending To Approximately 2,185 Sq Ft

- ♦ Mature & Private Part-Walled Gardens & Grounds Of Approximately 0.15 Of An Acre



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 within the hour. Crossrail (Elizabeth Line) services have commenced from Reading, with the full service scheduled to commence in 2021, which together with the completed electrification of the line has significantly improved travelling times to East and West destinations.

In addition to having well revered and outstanding local state primary and secondary schooling, 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.



PROPERTY DESCRIPTION

Langdons is a most delightful yet imposing Georgian residence, which is privately situated close to the centre of this quintessentially English village, just a short drive to the river Thames, outstanding schooling, shops and restaurants, and mainline railway station, which provides direct access to London in under the hour.

Externally the property displays proudly its architectural roots associated with the favoured Georgian era, having combination red and blue brick elevations with soldier courses and decorative banding under a hipped clay tiled roof, with traditional sash windows, and an arched entrance to the front, whilst to the rear, modern oak fronted and vaulted additions lead the way forward to contemporary living.

More recently, the property has been extensively refurbished and modernised throughout, both internally and externally, successfully blending in architecturally the old and new elements, whilst retaining the great many period features and charm that is to be found in abundance throughout, creating a most stunningly characterful yet contemporary home which extends to approximately 2,023 sq ft internally, affording an inspired offering of both traditional living, with that of a rather more contemporary air, boasting 4 bedrooms, 1 being a suite, 2 bathrooms, 3 reception rooms, and a detached garden room, encapsulating its stunning gardens and grounds and private surroundings.

A simply wonderful opportunity afforded, and quite rare indeed to the open market, early viewing of Langdons is highly recommended.



OUTSIDE

The property sits privately tucked away behind tall electrically operated gates, well set back from the village, sheltered behind mature hedging, with a deep gravelled driveway and forecourt across the frontage.

Mature hedging and specimen trees interspersed with colourful herbaceous borders flank the part-walled gardens, with a central main lawned garden wrapping around the property on two sides and leading off the stone laid terrace.

South and West facing to the rear, capturing great natural light, the stone laid terrace is approached from the house via dual French doors via the open plan kitchen / dining / family room, perfect for 'Al Fresco' dining, providing a most peaceful environment from which to admire the beautiful gardens.

Simply stunning, and beautifully mature and well cared for, the gardens themselves are only enhanced by the peaceful and sheltered setting, and the attractive architectural attributes of Langdons, and in all, extend to approximately 0.15 of an acre.

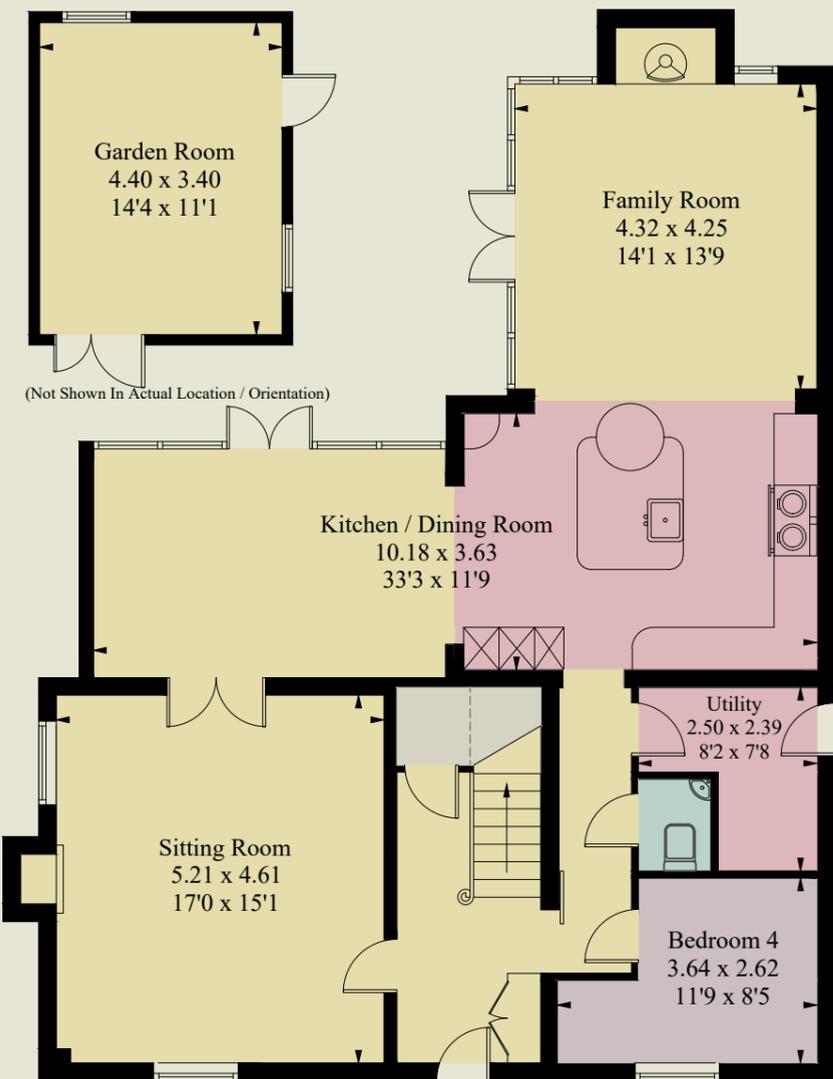
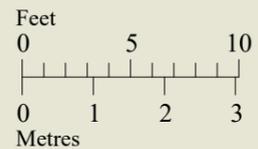


Langdons, The Croft, Aston Tirrold, OX11 9DL

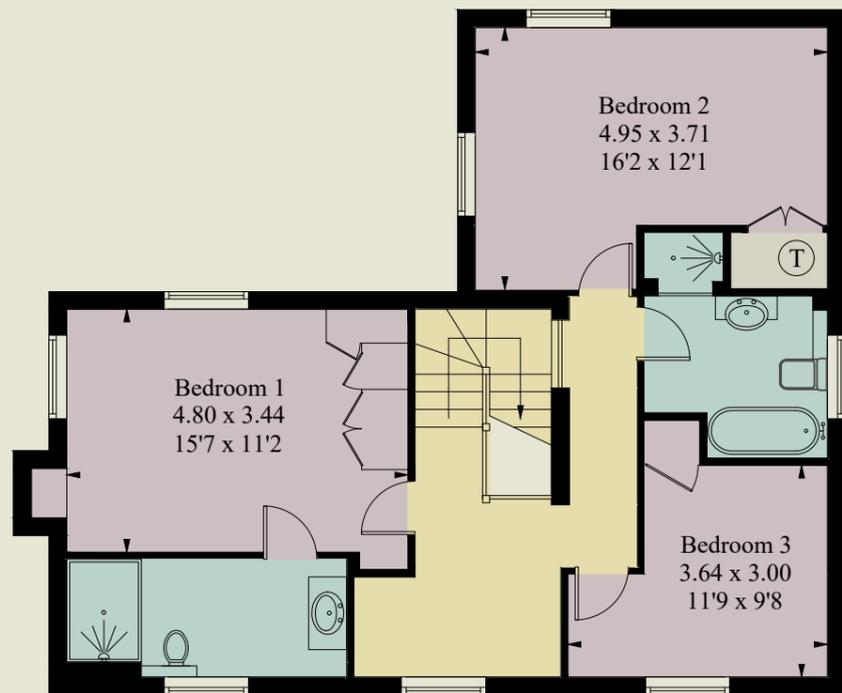
Approximate Internal Gross Area = 188 sq m / 2023 sq ft

Garden Room = 15 sq m / 161 sq ft

Total = 203 sq m / 2185 sq ft



Ground Floor



First Floor

CREATESPACE DESIGN ref 198

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



GENERAL INFORMATION

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

Energy Efficiency Rating: C / 69

Postcode: OX11 9DL

Local Authority: South Oxfordshire District Council
Telephone: 01235 422 422

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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