

BRAMBLEBERRY COTTAGE, ASTON STREET, ASTON  
TIRROLD, OXFORDSHIRE, OX11 9DJ



- Detached house built within the last 5 years
- High quality design & finish
- Flexible accommodation with possible ground floor living
- South facing garden
- Four bedrooms, four bathrooms
- Underfloor heating to the ground floor & bathrooms

Asking Price £1,400,000 (Freehold)

FOR AN APPOINTMENT TO VIEW PLEASE CONTACT THE GORING ON THAMES BRANCH ON 01491 873456



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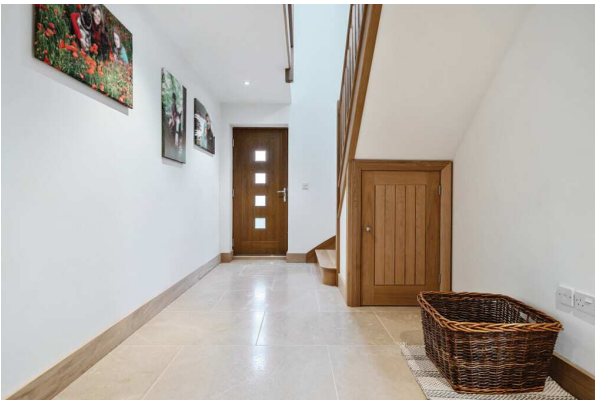


## PROPERTY DESCRIPTION

A substantial individual detached house set within a prime position in the pretty village of Aston Tirrold, with attractive outlooks over the village church. The property was built by the current owners within the last 5 years to a very high standard, displaying quality craftsmanship and joinery throughout and still benefits from a new homes' structural warranty. The property is modern in build but has been designed in keeping with the traditional cottages and surrounding architecture, with handmade bricks, traditional roof tiles and oak cladding to the garage. The house also provides flexible accommodation with the potential for ground floor living if required. The immaculately presented accommodation includes: entrance hall, kitchen/diner with larder and utility, sitting room, dining room/study, ground floor shower room, two en-suite bedrooms, two further double bedrooms, family bathroom and garage. EPC Rating B.

## LOCAL INFORMATION

The twin villages of Aston Tirrold and Aston Upthorpe were featured in the Domesday Book and are just 3 miles from the ancient Ridgeway Path and the Berkshire Downs. The Astons have a varied history, originating as a farming community, with a more recent high profile in the equestrian world, at one time housing multiple stud farms breeding race horses. It has three early churches, a pub, repairs garage, visiting post office as well as a good village hall and recreation ground which host many of the activities and clubs which thrive in this vibrant community. There are some fine schools nearby including Moulsoford Prep School and Cranford House, and a wide choice of schools in and around Oxford and Abingdon including Cothill, Chandlings Manor, The Dragon, Abingdon School, Headington, St Edward's (Oxford) and Radley (near Abingdon). Wycombe Abbey Downe House, Bradfield and Pangbourne College are also within easy reach. South Moreton has a thriving primary school for the catchment of the Astons. There is good access to the mainline railway station of Didcot (4 miles), with London Paddington accessible in under 45 mins. There are also frequent fast services to Oxford, Reading, Swindon and Bristol. The A34 is about 5 miles away connecting to the M4



and wider motorway network. The Thameside market town of Wallingford is just 3 miles distant, providing local shops including a Waitrose, pubs, restaurants and doctor's, dentist's and a community hospital. There are miles of outstanding walking and riding across the neighbouring Berkshire Downs. For further details please visit [theastons.net](http://theastons.net).

### ACCOMMODATION

The front door opens into a large natural limestone tiled entrance hall with an airing cupboard. The kitchen/diner is a generous open plan family space. The kitchen is fitted with a matching range of wall and base units with a central island in a contrasting colour, with a food prep sink. All are fitted with granite worktops, with integral appliances including fridge, freezer, and dishwasher, a Rangemaster five ring electric range cooker, and hot water boiling tap. The dining space has bi-folding doors onto the rear patio, and the kitchen also provides access into both a walk in larder and a utility room. The utility has another sink, oak worktops, space for both washing machine and tumble dryer, plant room and a door to the side. The sitting room is double aspect with French doors opening to the garden and patio, and a fireplace fitted with a contemporary woodburning stove with limestone surround. There is a further versatile room which could serve a variety of purposes including study, dining room or even ground floor bedroom, with access to a shower room also from the entrance hall. (Agent's note: this room has been built with hot/cold water and drainage hook ups in situ). There is underfloor heating throughout the ground floor.





An oak turning staircase leads to a vaulted galleried landing. The main bedroom is double aspect with an attractive outlook towards the village church, with a vaulted ceiling and large luxury en-suite fitted with both a freestanding bath and separate shower. The guest bedroom also offers a vaulted ceiling and an en-suite shower room. There are two further double bedrooms and a family bathroom fitted with a bath and separate shower. There is underfloor heating to all bathrooms.

### **OUTSIDE SPACE**

Double five bar timber gates open to a gravelled drive with off street parking for a couple of vehicles, leading to the garage. Yew hedging bounds the front, with a gravelled path leading all the way around the property, along with well stocked planted beds. Rustic post and rail fencing bounds the side, with a small gravelled seating area overlooking the church, and a gate to the rear garden.

The rear garden is South facing and laid to level lawn, with a flagstone patio adjacent. The rear is bounded by a feature woven fence with Chinese privet trees. There is a supplementary driveway here as well, with double timber gates.

The property also benefits from an oak framed garage, with double doors opening at each end for ease, light and power, loft storage and a pedestrian door to the side leading to a covered walkway to the house.

### **LOCAL AUTHORITY and SERVICES**

South Oxfordshire District Council. Tax band G. Gas fired central heating, with underfloor heating to the ground floor and bathrooms. Mains drainage. Water softener.

## **CONVEYANCING**

We work with DT Conveyancing, part of the UK's leading provider of conveyancing services. Their no move, no legal fee service offers appointments to suit you, and a dedicated, expert conveyancer. Ask us for further information today.

## **MORTGAGES**

**YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE**

Exclusive deals are made available to Embrace Financial Services by PRIMIS Mortgage Network, to which Embrace Financial Services are an Appointed Representative

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## **LETTINGS and MANAGEMENT**

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## **DISCLAIMER**

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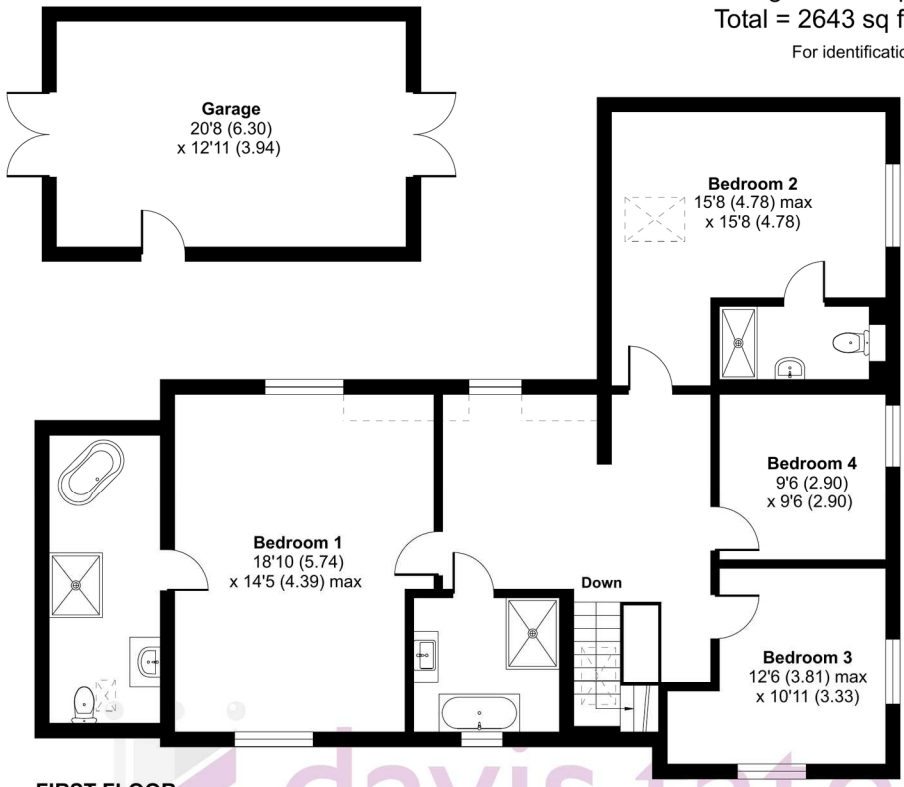
## **BUYERS INFORMATION**

To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £60 including VAT for this (for the transaction not per person), payable direct to Lifetime Legal. Please note, we are unable to issue a memorandum of sale until the checks are complete.

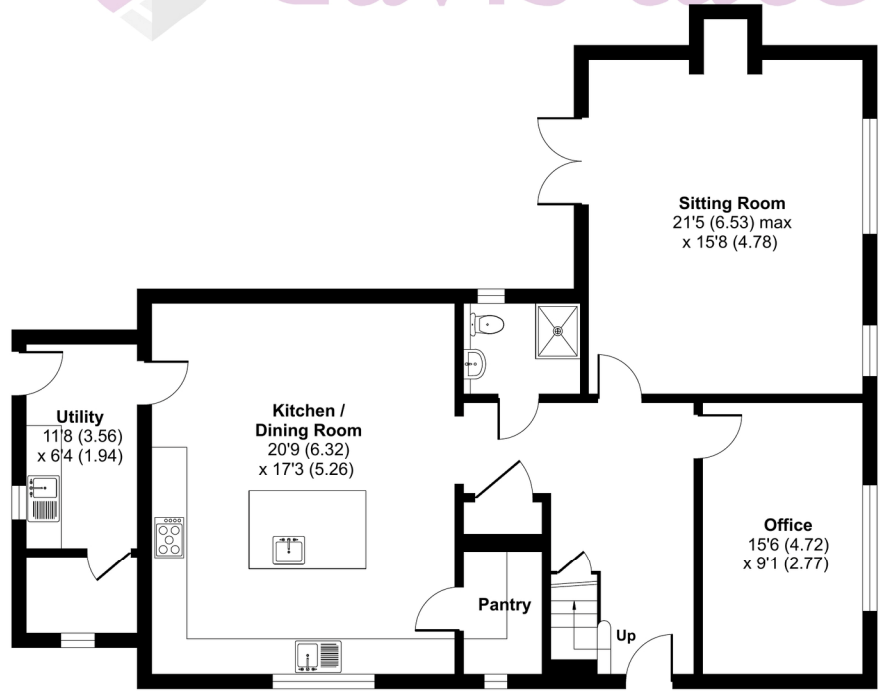
## **REFERRAL FEES**

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Davis Tate.

Approximate Area = 2366 sq ft / 219.8 sq m  
 Limited Use Area(s) = 19 sq ft / 1.7 sq m  
 Garage = 258 sq ft / 23.9 sq m  
 Total = 2643 sq ft / 245.4 sq m  
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nīchecom 2024. Produced for Davis Tate. REF: 1105104