

Stockwells Cottage • Aston Upthorpe • Oxfordshire



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Wallingford 4 miles • Didcot Parkway 4 miles (fast trains to London Paddington) • Reading 14 miles • Oxford 14 miles
(all distances/timings approximate)

Charming detached 4 bedroom period cottage, situated in the heart of this highly sought-after village.

2,450 sq ft / 227 m²
Rear garden 100' deep x 54' wide
(all measurements are approximate)

Your attention is drawn to the important notice on page 7





Dudley
**Singleton
& Daughter**
The Country Agent



A charming detached 4 bedroom period cottage, situated in the heart of the very sought-after twin villages of Aston Upthorpe and Aston Tirrold. Within easy walking distance of the first class village pub and restaurant The Chequers, the village recreation field, pavilion, village hall, churches and garage.

Stockwells Cottage dates back to the 18th century and is Grade II listed. Unusual for a cottage of this period, there are lots of windows giving light to the interior and there are good ceiling heights in most of the rooms. The property is set on a peaceful lane with very pretty gardens to the rear.

The sleepy villages of the Astons have a thriving village community, and benefit from being in close proximity to tremendous shopping facilities and amenities in both Wallingford and Didcot, the latter of which offers fast train links to London Paddington, Oxford and Reading for commuters.

Special features:

- Sitting room has a fine Inglenook fireplace and French doors opening onto the rear gardens
- Library room and study
- Splendid rustic staircase rising to the first-floor landing
- Ventilated cellar with access door from the dining room
- Pretty garden room with French doors giving access to the garden and a utility cupboard with a Hotpoint tumble dryer and Samsung washing machine



- Spacious kitchen/breakfast room with Stoves 5 ring ceramic hob, 2 oven and grill cooking range with extractor over, fridge, fitted Bosch dishwasher, wide working surfaces, old quarry tiled flooring
- Bedroom 1 has a large dressing room fitted with panelled wardrobes, fireplace, double aspect windows, one of which gives wonderful views over the rear gardens
- Family bathroom has been recently refitted with modern antique style units

Summary of accommodation: entrance hall, garden/sun room, kitchen/breakfast room, sitting/family room, dining room, drawing room, cloakroom, library room and study, freezer room, cellar. First floor has 4 bedrooms, family bathroom, shower room, the principal bedroom has an ensuite dressing room.

Notes.

- All white goods will remain in the property after sale
- Some of the furniture may be available by separate negotiation

Gardens: Gardens are approximately 100 ft deep and 54 ft wide.

There are well stocked herbaceous borders and shrubberies reaching down to a lily pond spanning the width of the rear garden and this is maintained by the nearby property. Terraced gardens lead to the rear boundary, well-maintained lawns, a small Dutch greenhouse, sun terrace and BBQ area, brick-built garden store and separate log store. Covered koi carp pond.

Double detached brick constructed garage with up and over door. Brick laid vehicular access to garage with off-street parking for 2 cars.



Local facilities: Easy walking distance to the village hall and the recreation ground which hosts an active football and cricket team and various village events. These include; Astonbury, a music, food and drinks events and the Aston fireworks event. The well-equipped pavilion is available for hire and the recreation ground has a newly refurbished playground, a boules pitch, zip wire, grass football pitch and a cricket square. There are three village churches and the village hall hosts the Astons Café, a village post office and various groups and clubs.

Aston Upthorpe and Aston Tirrold lie at the foot of the Berkshire Downs in the valley. The surrounding countryside is noted to be of outstanding rural beauty and footpaths are within easy access enabling very pretty walks through open countryside. This is also excellent riding country with the nearby Downs and Ridgeway giving access to gallops, bridle paths and the Blewbury Riding Centre for the equestrian enthusiast.

Wallingford is a fine old market town on the River Thames with lots of specialist shops, restaurants and a Waitrose.

Didcot is home to many popular high street retailers and its supermarkets include M&S Food, Sainsbury's, Tesco and Aldi, there are numerous banks, health services, leisure centres, an arts centre and a multiplex cinema.

Didcot Parkway has a mainline train station is an easy drive away, with a train journey to London Paddington taking approximately 45 minutes and Oxford approximately 12 minutes. Easy access to the A34, M40 and the M4.

Schools: Excellent schooling facilities in the area including a highly regarded primary school at South Moreton which also has bus pick-ups in the village. The village is in the catchment for Didcot Girls School which is Ofsted rated as outstanding. Within easy driving distance are; Cranford House, Moulsoford Preparatory School for boys, Abingdon Boys School, St Helen's & St Katherine's, Radley College, The Dragon Preparatory School, St Edwards School, Summerfields, Cothill, The Oratory School and The Oratory Preparatory School, Bradfield College and Pangbourne College.

Directions: In Aston Upthorpe, with the village hall (OX11 9EQ) and All Saints Church on your left, follow Thorpe Street round to the right, pass a speed sign for 20mph on the left and a white house on the right, and Stockwells Cottage is the next property on the right-hand side with a 5 bar gate giving entry.

What3words: [paper.majors.moss](https://www.what3words.com/papermajorsmoss)

Post Code: OX11 9EG

Tenure: Freehold

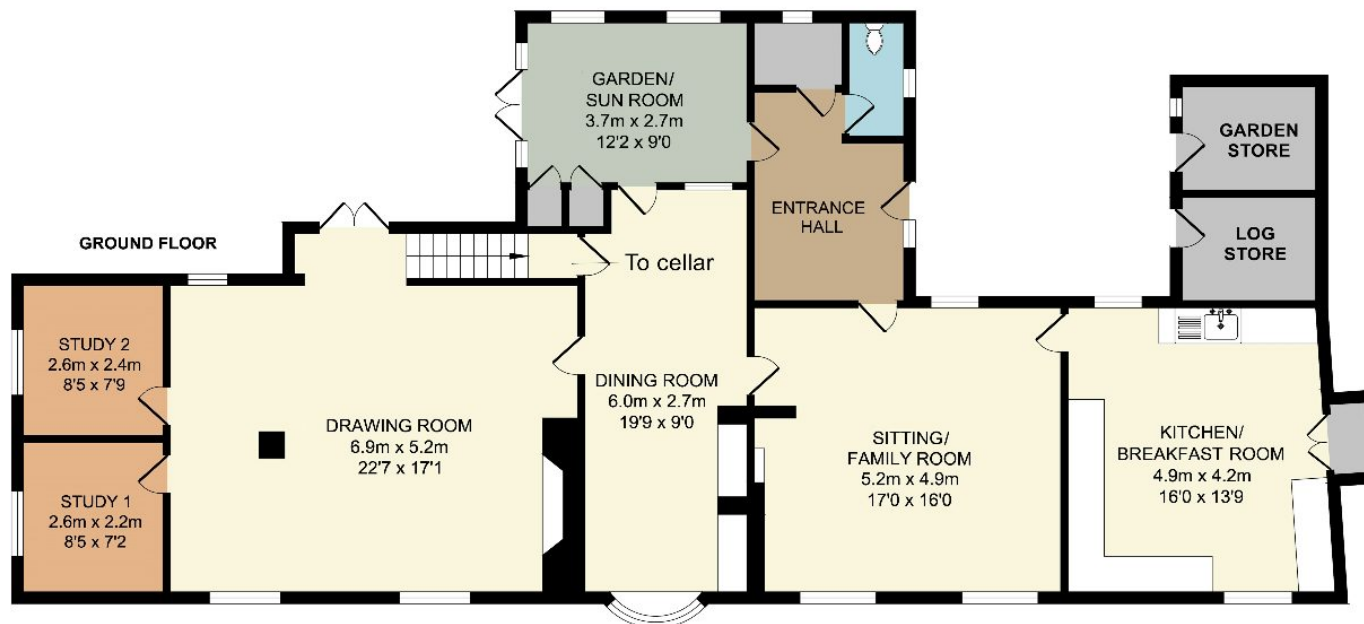
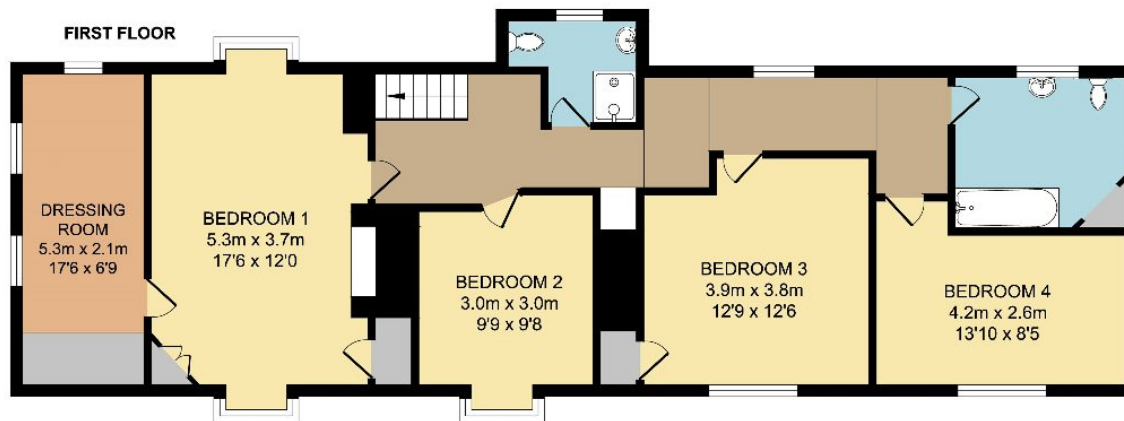
Services: Mains water, gas, electricity and drainage. High speed broadband connected

Local Authority & Council Tax Band: South Oxfordshire, Band G

Fixtures and fittings: Only those mentioned in these sales particulars are included in the sale. All white goods are included.







TOTAL APPROX. FLOOR AREA 227.0 SQ.M. (2450 SQ.FT.)

All measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such. Not to scale. www.singletonanddaughter.co.uk



Viewing by arrangement with vendor's agent;
Dudley Singleton & Daughter

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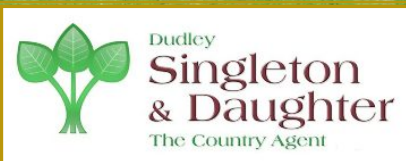
Websites: singletonanddaughter.co.uk
rightmove.co.uk

onthemarket.com mayfairoffice.co.uk

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