



Meadow Cottage • Aston Tirrold • 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)

A very attractive 5 bedroom detached modern country house. Situated in the heart of the very sought-after twin villages of Aston Upthorpe and Aston Tirrold. Set in large gardens and grounds to both the front and rear.

Wonderful views over open countryside.

3,014 sq ft / 280 m²

Gardens & Grounds extending to 0.5 acre (approx.)
(all measurements are approximate)

Your attention is drawn to the important notice on page 7



For guidance purposes only.
Not to be relied upon as correct.
Buyers must refer to official registered
title plan.



Meadow Cottage,
Aston Tirrold



Within easy walking distance of the recreation field, pavilion, village hall, churches, useful garage, and village pub and first-class restaurant Olivier at The Chequers.

Very pretty rear gardens overlook open fields far into the distance. Substantially constructed in 1989 of old brick under a tiled roof, and occupied since then by the present owners, who have made extensive alterations and additions.

This village has long been noted as one of the prettiest period villages in this part of the world, enjoying peace and rural seclusion. The property is a few yards from the ancient church of St Michael's, and the fine period house The Manor. Adjacent footpaths give splendid walks through natural countryside.

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:

- Drawing room has fine views of the very beautiful gardens, with a fireplace fitted with a wood burning stove, access to the heated oak framed garden room with French door onto the terrace
- The attractive family/play room, has a vaulted ceiling, double aspect windows giving marvellous views across the gardens, fitted LPG gas burning stove, and French doors opening onto the rear terrace
- An imposing oak frame porch with a substantial solid oak entrance door opens into a spacious reception hall, which has had oak planked flooring introduced



- Kitchen/breakfast room has a range area fitted with an Aga style Watson cooker, Bosch fitted electric oven with ceramic hob, and fitted fridge
- Integral double garage offers tremendous potential for inclusion into the main house to create more accommodation if desired, as there is already a detached double car port
- Large utility room with butlers sink, plumbing for washing machine, access to garage and rear garden
- Spacious landing with study area
- Main bedroom has large windows overlooking the rear garden, and a spacious modern ensuite shower room
- Interior of the property has been maintained with care, with oak primary double-glazed windows and doors introduced throughout

Summary of accommodation: Reception hall, study, cloakroom, garden room, drawing room, dining room/sitting room, kitchen/breakfast room, family/play room, utility room, 5 bedrooms, ensuite to main bedroom, family bathroom, landing with study area. Integral double garage, detached double car port.

Gardens: Front garden with an imposing 42m (approx.) long gravel drive, with high hedges on both sides of the garden some 17m (approx.) in width, high beech hedging to the lane, with large well-maintained lawns creating a very impressive access.

Drive secured by a pair of 5 bar gates, with a spacious double oak framed car port with power.



Beautiful rear garden measuring approximately 60m in depth, by 18m wide has sweeping lawns, a number of mature fruit and ornamental trees, high shrubs give seclusion, a paved terrace area across the rear of the property for summer dining. Wire and fenced vegetable garden, small summer house, further paved dining area and a timber garden store. Garage has a pair of up and over doors, and houses the oil-fired boiler.

Gardens & Grounds extending to 0.5 acre (approx.)

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 village music festival, numerous food and drinks events and the Astons fireworks event. The well-equipped pavilion is available for hire and the recreation ground has an excellent playground, a boules pitch, zip wire, grass football pitch and a cricket square. There are three village churches and the village hall hosts the weekly Astons Café, a weekly post office and various groups and clubs. The village pub has been recently renovated and extended and now showcases Olivier at The Chequers, specialising in French cuisine.

Aston Upthorpe and Aston Tirrold lie at the foot of the Berkshire Downs. Surrounding countryside is noted to be of outstanding rural beauty and lots of footpaths offer 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.

Didcot Parkway train station is an easy drive away, with a train journey to London Paddington taking approximately 45 minutes and Oxford approximately 12 minutes.

Schools: There are excellent schooling facilities within the area including the highly regarded primary school at South Moreton which has bus pick-ups in the village. The village is inside the catchment area for Didcot Girls School which is Ofsted rated as outstanding. Within easy driving distance are; Cranford House, Moultsford 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: With St Michael's Church (OX11 9DJ) on your left, proceed along for a short distance, and Meadow Cottage will be found on the right-hand side.

What3words: arrow.remarked.unsecure **Post Code:** OX11 9DJ

Tenure: Freehold **Local Authority & Council Tax Band:** South Oxfordshire, Band G

Services/Utilities: Mains electricity, water and drainage, oil fired central heating. Alarm. Water softener. BT broadband connected.

Conservation area: This property is outside of the village conservation area

Tree preservation orders: None

EPC Rating: D

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





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

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