



Spring Lane, Aston Tirrold, OX11 9EJ

£1,000,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS









## The Property

A well-proportioned four-bedroom detached home set within mature gardens of approximately one-third of an acre, occupying an enviable position in the highly sought-after village of Aston Tirrold.

Originally built in the 1970s, Little Gables enjoys a peaceful, non-estate location on Spring Lane, widely regarded as one of the most desirable addresses in the village. The property has been thoughtfully extended by the current owner, most notably with the addition of a vaulted family room to the rear. This impressive space features French doors opening directly onto the garden, creating a seamless indoor-outdoor living experience. There remains significant scope for further enlargement if desired.

The house benefits from a two year old, oil fired boiler, mainly double-glazed windows, a spacious double garage, and a generous "in and out" gravel driveway offering ample parking.

### Material information:

Whilst there are no Artex ceilings evident at the property, houses built before 1999 may have a low content of asbestos used in their original construction. Oil fired central heating, mains water, electricity and drainage. The property was the subject of some underpinning work in the early 1990s. Ofcom checker indicates standard ultrafast broadband is available at this postcode. Ofcom checker indicates some restricted mobile reception availability with certain providers. The government portal generally highlights this as an unlikely/very low risk postcode for flooding. Details of any covenants or easements are available on request from the estate agent.







## Key Features

- Four bedrooms
- Bespoke kitchen
- Vaulted family room
- Large sitting room with open fireplace and French doors to gardens
- Three reception rooms
- Separate dining room
- Mature 0.3 acre plot
- Double garage and additional outbuildings
- EPC Rating D
- Council Tax Band G





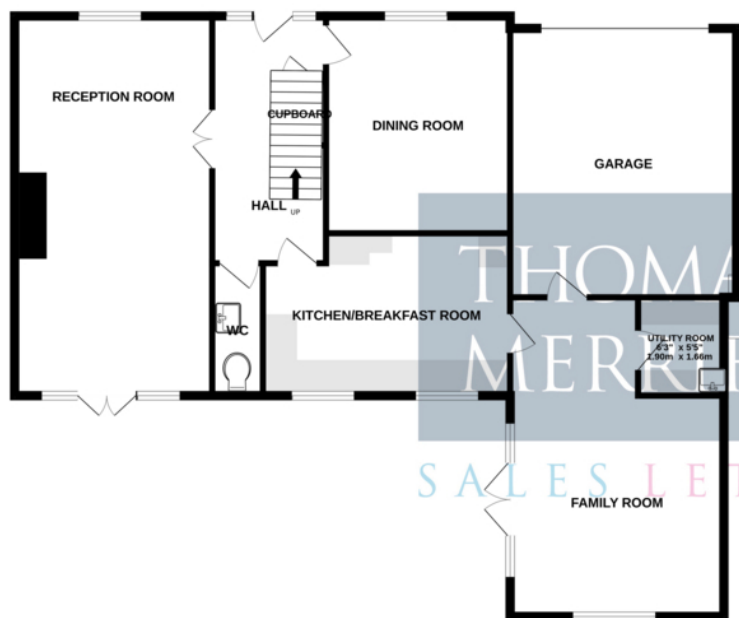
## The Location

Aston Tirrold and the immediately adjacent village Aston Upthorpe, are considered amongst both the prettiest and most desirable of the south Oxfordshire villages. There is a strong and vibrant community with a highly regarded gastro pub 'Olivier at the Chequers', a village garage, a large recreation ground with an impressive and widely used pavilion and adventure play area and a community Café and outreach Post Office at the Village Hall. The neighbouring towns of Didcot with its thriving Orchard shopping Centre, multiplex cinema and mainline rail connection to London Paddington (under 40 mins) contrasts with the historic Thameside Market Town of Wallingford with its wide selection of independent shops and restaurants.

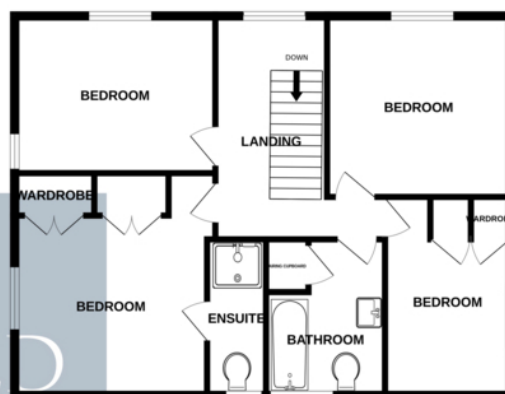
There is a good choice of schooling in the area. Primary education is available at South Moreton, while secondary schools can be found in Didcot and Wallingford. The area is also well served by a range of highly regarded independent schools including Moulsoford, Abingdon and Oxford.



GROUND FLOOR  
1267 sq.ft. (117.7 sq.m.) approx.



1ST FLOOR  
757 sq.ft. (70.3 sq.m.) approx.



TOTAL FLOOR AREA : 2024 sq.ft. (188.0 sq.m.) approx.  
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