



Baker Street, Aston Tirrold, OX11 9DD

£1,100,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

Offering nearly 3000sq ft of flexible accommodation is this four-bedroom four bathroom detached family home with extensive lawned gardens and located in arguably South Oxfordshire's most desirable village. Ideal for multi-generational living, The Old Post Office has a downstairs bedroom/bathroom/study area with a separate entrance which has previously been used as Airbnb, which with some minor adaption, could be an excellent annex space.

The downstairs accommodation comprises: entrance porch, entrance hall, office, utility room with internal access to the garage, studio/gym, impressive kitchen-diner overlooking the garden with large kitchen island and working open fireplace, 31ft sitting room with wood burning stove, bedroom/bathroom/study area. Two staircases lead to the first-floor accommodation: one to the guest suite with lounge area and bathroom; the second to the master suite with bathroom and fitted wardrobes offering pleasant views over the garden, and a double bedroom with bathroom.

To the front of the property there is extensive driveway parking which leads to the garage and a charge point for electric vehicles. Finally, to the rear, there is a very large, established and private garden. Viewings are highly recommended.





Key Features

- Four/five bedroom detached home.
- Located in arguably South Oxfordshire`s most desirable village.
- Large lawned garden offering a very private aspect.
- Extensive driveway parking & garage.
- Studio/gym.
- Downstairs bedroom/bathroom/study area - potential annexe.
- Office/study.



The Location

Aston Tirrold and neighbouring Aston Upthorpe are among the prettiest and most popular villages in the area. There is a thriving village community, garage, church, village hall, cricket club and an excellent pub with restaurant. The attractive market town of Wallingford is 4 miles away providing a full range of amenities and services including a large Waitrose, hospital, doctors, and dentists individual and high street shops and several good restaurants. More extensive shopping facilities are found at Newbury, Oxford, and Reading. Excellent local schools include preparatory at Moultsford, Cranford House, St Andrew's, Pangbourne, The Manor, and Cothill as well as a wide choice of senior schools including Abingdon St Helen and St Katharine, St Edward's, Radley, Bradfield College, The Oratory, and Pangbourne College.

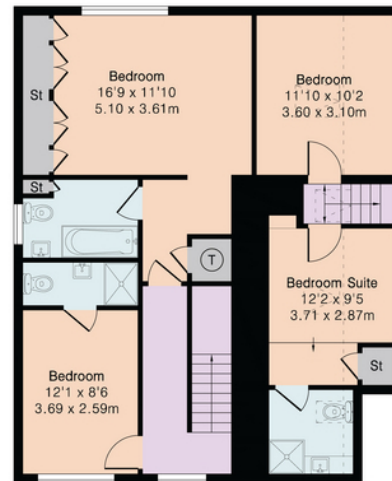
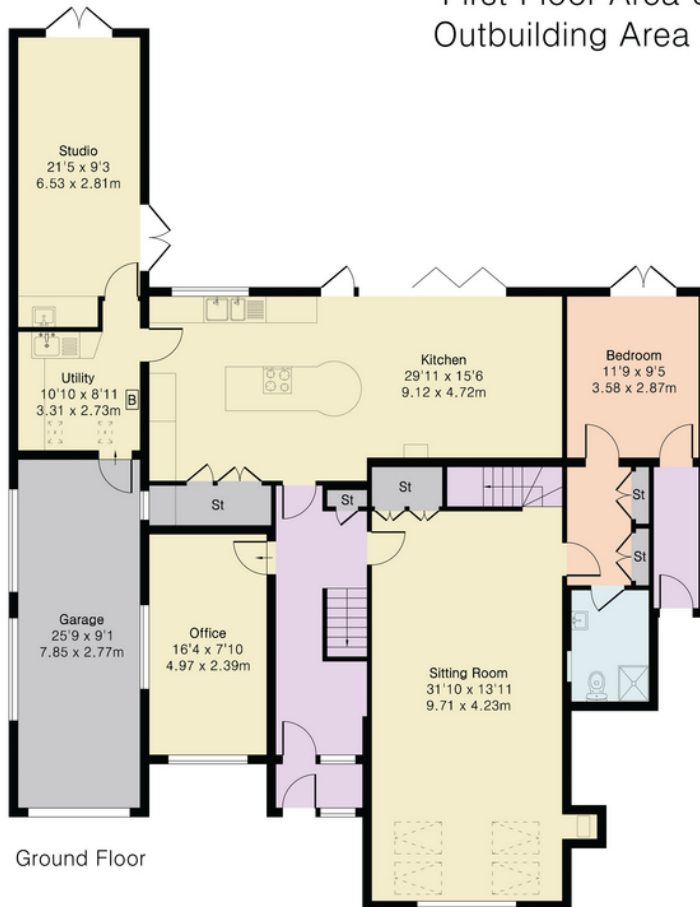
Some material information to note: Gas central heating. Mains water, mains electrics. Mains drains. Offcom checker indicates standard to ultrafast broadband is available at this address. Offcom checker indicates mobile availability with all of the major providers. The property has private driveway parking. The government portal generally highlights this as an unlikely/ low risk address for flooding. Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice. Buyers are advised to conduct their own investigations and obtain their own independent advice to confirm the presence of any asbestos. We are not aware of any planning permissions in place which would negatively affect the property. Details of any covenants or easements are available on request from the estate agent.

**Approximate Gross Internal Area 2945 sq ft - 274 sq m
(Including Garage & Excluding Outbuilding)**

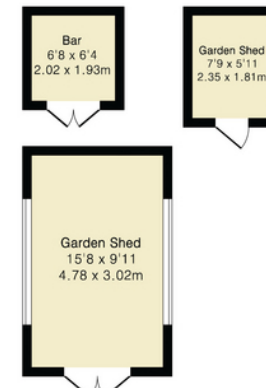
Ground Floor Area 2032 sq ft – 189 sq m

First Floor Area 913 sq ft – 85 sq m

Outbuilding Area 242 sq ft – 23 sq m



First Floor



Outbuilding



Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate.

The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Wallingford Office

72 High Street, Wallingford
Oxfordshire, OX10 0BX

T 01491 833 833

E wallingford@thomasmerrifield.co.uk

W thomasmerrifield.co.uk

**THOMAS
MERRIFIELD**
SALES LETTINGS