



Thorpe Street, Aston Upthorpe, OX11 9EQ
Offers Over £650,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

Situated in the desirable village of Aston Upthorpe, this attractive three-bedroom house offers well-proportioned accommodation and is offered to the market with no onward chain.

The property opens into a welcoming reception area leading through to a generous living room, featuring an attractive open fireplace and access to an additional garden room. The spacious light and airy, well-appointed kitchen/diner benefits from a range cooker and two large pantry cupboards. A side door provides access to the garage, which benefits from both light and power, together with a cloakroom.

To the first floor are three well-proportioned bedrooms, with the principal bedroom benefiting from an en-suite shower room. A family bathroom completes the upstairs accommodation.

Outside, the property enjoys a mature and well-proportioned front garden, with a gravel driveway providing parking for multiple vehicles. To the rear is a large, enclosed garden offering a good degree of privacy, together with an outbuilding currently being used as a study.

Further benefits include gas-fired central heating, UPVC double-glazed windows and solar panels with potential to extend over the garage and to the rear (subject to planning).

The property offers a combination of generous accommodation, useful additional spaces and attractive gardens in a sought-after village setting. A viewing is highly recommended to fully appreciate the size, layout and location of this appealing home.





Key Features

- Three bedroom family home situated in heart of the popular village of Aston Upthorpe.
- Principal bedroom with en-suite shower room.
- Generous sized private rear garden with outbuilding currently being used as a study.
- Impressive front garden with driveway parking for multiple vehicles.
- Good sized kitchen diner with range cooker.
- Offered to the market with no onward chain.
- Tenure - Freehold.
- Council Tax Band: C





The Location

Aston Upthorpe and neighbouring Aston Tirrold are among the prettiest and most popular villages in the area. There is a thriving village community, Post Office, garage, two churches, 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. The town of Didcot is just 4 miles away and offers an excellent mainline train service into London Paddington from Didcot Parkway (approx. 40 minutes).

Some material information to note:

Tenure - Freehold

The property is of a brick construction and is connected to mains gas central heating, mains water, electricity and drainage. The property has driveway parking. Ofcom checker indicates standard to ultrafast broadband is available at this postcode. Ofcom checker indicates good mobile availability for data and voice calls is available. The government portal generally highlights this as an unlikely/low risk postcode for flooding. Thorpe Street is a residential road located within the protected Aston Tirrold and Aston Upthorpe conservation area. 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. Properties built or renovated pre-1999 may contain asbestos in certain building materials e.g. Artex, vinyl tiles, sheet boards and corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice. Any further information relating to the register of title can be requested from the estate agent.

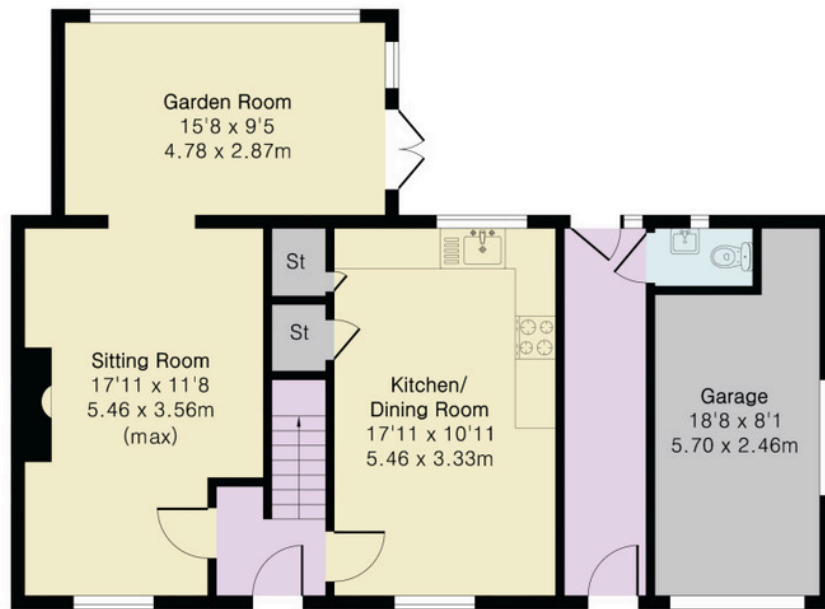


**Approximate Gross Internal Area 1325 sq ft - 123 sq m
(Excluding Outbuilding)**

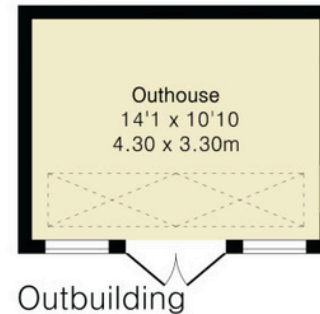
Ground Floor Area 858 sq ft – 80 sq m

First Floor Area 467 sq ft – 43 sq m

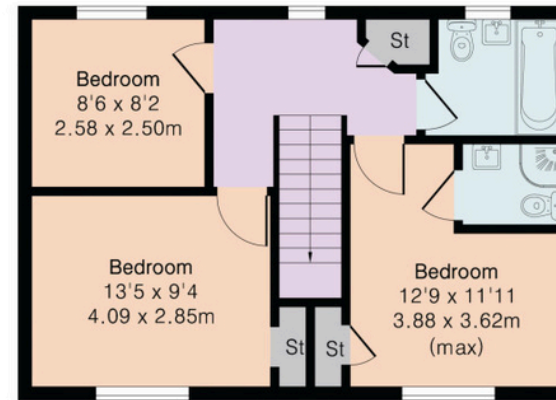
Outbuilding Area 153 sq ft – 14 sq m



Ground Floor



Outbuilding



First Floor

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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.

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