



**Appletree Cottage** Aston Tirrold, South Oxfordshire



## Appletree Cottage

Aston Tirrold, South  
Oxfordshire OX11 9DQ

### A stunning refurbished Grade II listed cottage in a sought after South Oxfordshire village

Didcot 4 miles (London Paddington 45 minutes),  
Wallingford 5 miles, Goring & Streatley 5 miles  
(London Paddington within the hour),  
M4 (J13) 14 miles, Oxford 16 miles

Reception hall | Drawing room | Dining room  
Kitchen/breakfast room | Family room | Snug  
Utility room/boot room | Cloakroom  
Principal bedroom suite with dressing room  
and en suite shower room | Three further  
double bathrooms | Two family bathrooms  
Double garage | Garden store

#### Garden, in all approximately 0.3 acre

#### The property

Appletree Cottage is charming property which has recently been extended and refurbished by the current owner to create a unique and highly desirable home. The entrance hall is welcoming with its York stone flooring and on one side leads through to the new part of the house with its fabulous family room and kitchen/breakfast room. The family room has a lantern light and glazing on two sides, taking full advantage of views to the garden and allowing in an abundance of natural light. On the other side of the hallway is the drawing room and dining room in the original part of the house. The drawing room has a wonderful inglenook fireplace with woodburning stove and original oak flooring. The drawing room leads out on the other side to a snug, also with inglenook, and a second staircase leads up to a landing where two double bedrooms and a large family bathroom can be found.

The main staircase in the entrance hall takes you up to a landing where the principal bedroom suite, with walk-in wardrobe, dressing room and en suite shower room can be found. There is also another double bedroom and large family bathroom in this part of the house.

#### Outside

A landscaped garden lies to the front and back of the house with mature herbaceous planting on the boundaries. A private terrace directly off the breakfast room creates a lovely outside dining area. There is a double garage and garden store at the end of the gravel driveway which has ample parking for several cars.

#### Situation

Appletree Cottage is situated in the sought after village of Aston Tirrold, with its three historic churches, many buildings of architectural interest and the well renowned gastro pub, The Sweet Olive. Excellent education is close at hand with Moulsoford and Cranford House prep schools and St Helen & St Katharine and Abingdon independent schools. More private and state schools can be found within easy access, including the thriving South Moreton primary school.

The village boasts a host of actively supported clubs and organisations, including a Toddler Group, Cricket, Soccer, Garden Club, Book Club to mention a few. The village website, [www.theastons.net](http://www.theastons.net), provides further details.

Aston Tirrold benefits from easy access to the mainline railway station of Didcot, serving London Paddington in under 45 minutes, as well as other good links to the motorway network via the A34 and M4.

The attractive market town of Wallingford is only a few miles away, providing all daily amenities and services, including a large Waitrose, community hospital, doctors' and dentists' surgeries and good restaurants.









**Floorplans**  
 Main House internal area 3,008 sq ft (279 sq m)  
 Garage internal area 330 sq ft (31 sq m)  
 Total internal area 3,338 sq ft (310 sq m)  
 For identification purposes only.

**General**

**Services:** Mains water, electricity, and drainage. Gas fired central heating.

**Council tax:** The property is in Tax Band F.

**Postcode:** OX11 9DQ

**Local authority:** South Oxfordshire District Council. Telephone: 01491 823000

**Directions**

From Pangbourne, proceed out of the village towards Streatley-on-Thames. Continue straight over the traffic lights in Streatley-on-Thames and then take the first left turn signposted Wantage A417. Proceed on this road for about 4 miles then turn right onto Chalk Hill (signposted to Aston Tirrold and South Moreton). Turn right onto Aston Street and Appletree Cottage can be found after a short distance on the right hand side, on the corner of Rectory Lane.

**Pangbourne**

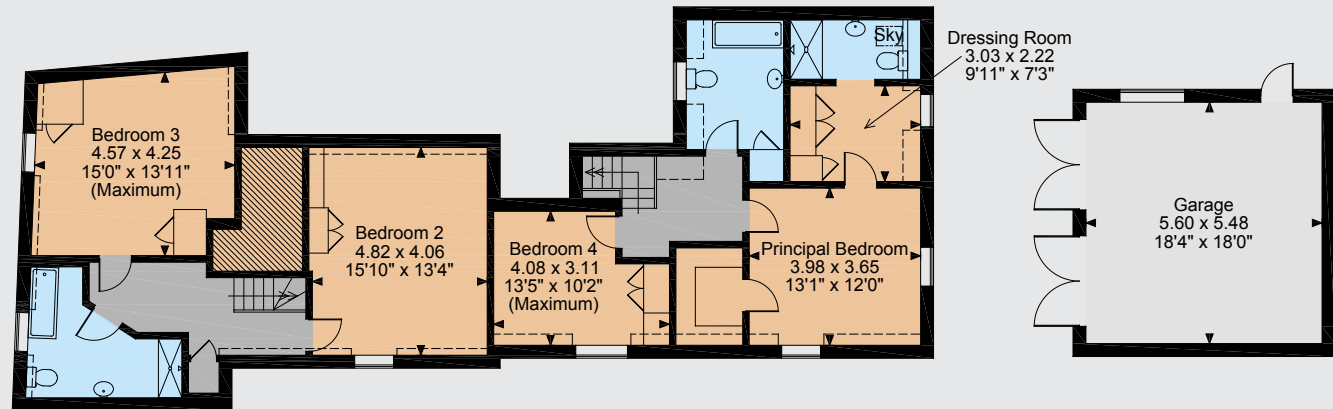
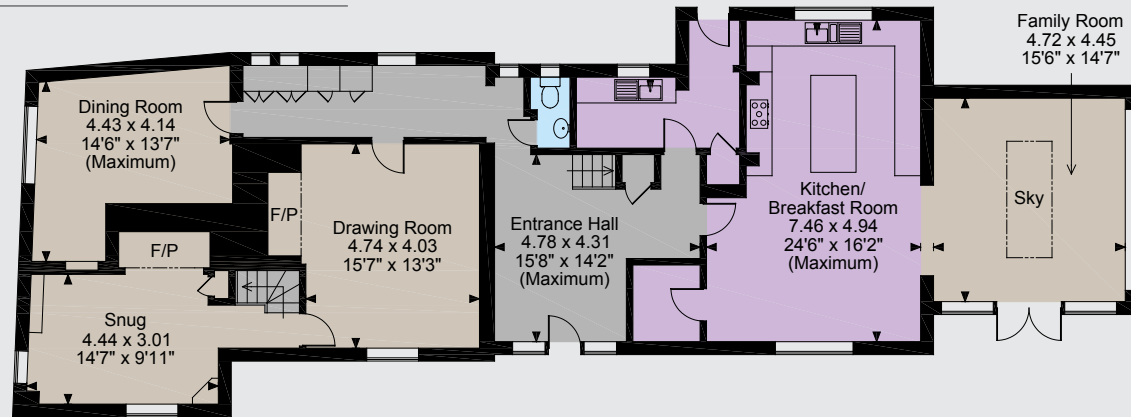
1 High Street, Pangbourne, Berkshire RG8 7AE

**0118 984 5757**

office@struttandparker.com

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The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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