



# 2 Edlins Cottages

Aston Upthorpe



## A well-appointed four-bedroom cottage with elegant styling and attractive gardens, in a popular village position

A beautifully presented semi-detached cottage with understated, stylish accommodation, light, airy reception rooms and attractive landscaped gardens. Located in a sought-after position in the small but popular village of Aston Upthorpe, surrounded by beautiful rolling Chiltern Hills countryside yet within easy reach of local amenities and transport links.



**2 RECEPTION ROOMS**



**4 BEDROOMS**



**3 BATHROOMS**



**GARAGE**



**0.16 ACRES**



**FREEHOLD**



**VILLAGE**



**2,195 SQ FT**



**GUIDE PRICE  
£1,100,000**



### The property

2 Edlins Cottages is an attractive family home featuring handsome elevations of red brick and tile, while inside the accommodation has a stylish, elegant look and feel with neutral décor and plenty of natural light throughout.

The heart of the home is the open-plan kitchen, dining room and family room at the rear, which stretches to 32ft and features space for a comfortable seating and a family dining table. The family room has built-in shelving and storage, a dual aspect, a skylight overhead and bi-folds opening onto the garden, while the kitchen has farmhouse-style units to base and wall level, a butler sink and integrated appliances by Bosch, including a double oven, a gas hob and an extractor hood. Adjoining the kitchen, the utility room provides further space for home storage and appliances.

Also on the ground floor there is a welcoming reception hall, which has a fireplace with a woodburning stove and could be used as a further seating area, while the comfortable drawing room

offers additional space in which to relax. The study also provides private home working space.

Upstairs there are four double bedrooms, including the luxury principal bedroom with its built-in storage, dressing room and en suite bathroom, which has a bathtub and a separate shower unit. The first floor also has a family bathroom, while a shower room can be found on the ground level.





## Outside

At the front of the property gates open onto the gravel driveway, which provides plenty of parking space as well as access to the integrated garage, which offers further parking or home storage, or could be converted to add extra accommodation, subject to the necessary consents. There is an area of patio to the front, with gates connecting to the terrace at the side of the house, which is opened onto via the family room's bi-fold doors. The patio and deck provides plenty of space for al fresco dining, while at the rear of the house, the walled garden includes an area of lawn, border beds with various shrubs and flowering perennials, and several mature trees. There is also a timber-framed storage shed and a summer house with French doors opening onto the lawn.

## Location

Aston Upthorpe is a small, picturesque village in South Oxfordshire offering peaceful rural living with easy access to nearby amenities. While the village itself has limited facilities beyond a village hall and bus stop, essential services including shops, pubs, healthcare, and supermarkets are available in Didcot, just 3 miles away. The village is served by a local bus route and is close to Cholsey and Didcot Parkway stations, providing rail links to London, Reading, and Oxford. Road access is convenient via the A417, A34, M4, and M40.



## Distances

- Aston Tirrold 1 mile
- Blewbury 2 miles
- Didcot 3 miles
- Wallingford 6 miles

## Nearby Stations

- Cholsey
- Didcot Parkway
- Goring & Streatley
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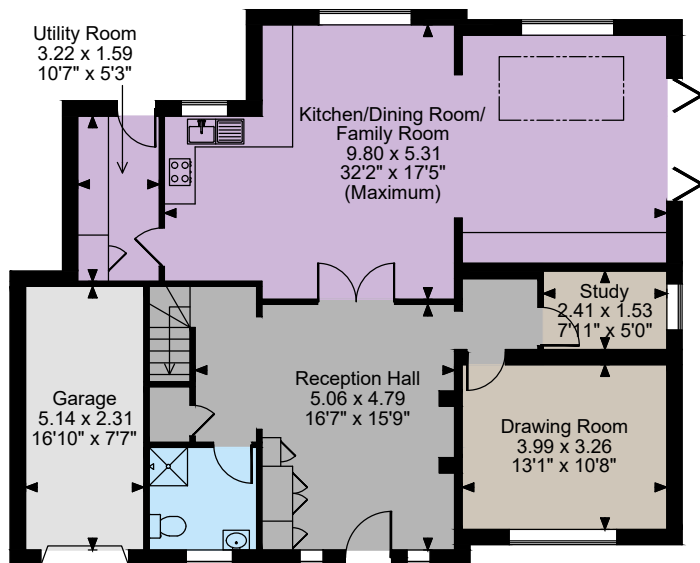
## Nearby Schools

- The Downs School
- Abingdon Preparatory School
- Abingdon School
- Our Lady's Abingdon School
- Cothill House
- Radley College
- Chandlings School
- Cranford House School

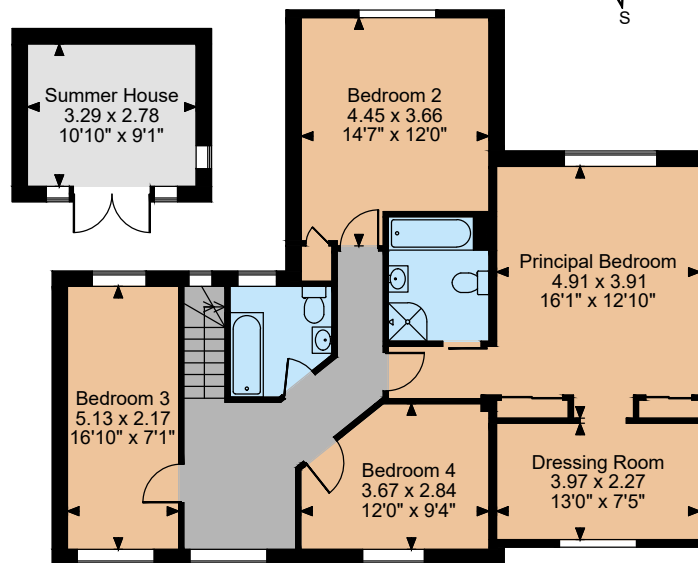
## Key Locations

- Aston Upthorpe Downs (SSSI chalk grassland)
- Blewburton Hill (Iron Age hill fort)
- Cholsey Abbey
- Brightwell Castle earthworks
- Deddington Castle
- Wittenham Clumps (iconic twin hills with panoramic views)
- Wallingford Castle ruins and gardens
- The Oxfordshire Museum
- Aston Martin Heritage Trust Museum
- Blenheim Palace & grounds (World Heritage Site)





Ground Floor



First Floor

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

Main House internal area 2,195 sq ft (224 sq m)  
Outbuilding internal area 98 sq ft (9 sq m)  
Total internal area 2,293 sq ft (233 sq m)  
For identification purposes only.

## Directions

OX11 9EF

**what3words:** ///hammer.interest.springing - brings you to the driveway

## General

**Local Authority:** South Oxfordshire

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

**Mobile and Broadband checker:** Information can be found here <https://checker.ofcom.org.uk/en-gb/>

**Council Tax:** Band E

**EPC Rating:** C

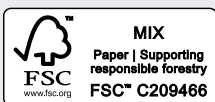
**Wayleaves and easements:** The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

## Pangbourne

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