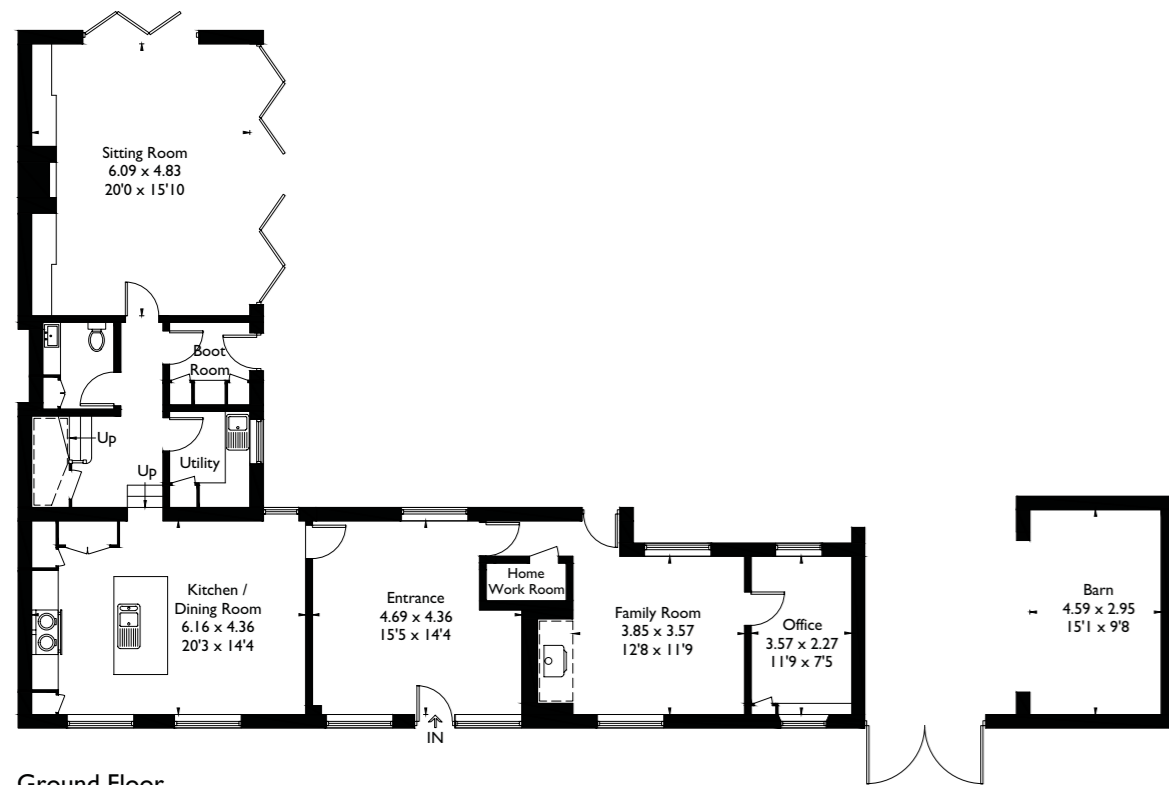


First Floor



Ground Floor



## THE OLD BAKEHOUSE

BAKER STREET, ASTON TIRROLD, OX11 9DD

*A recently renovated detached five bedroom house  
with stunning landscaped gardens*

**Disclaimer**  
Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

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retaining wall which incorporates an open fire place and seating area to one side. Steps lead up onto an extensive lawned garden.

- Timber shed
- Barn and parking for three cars

#### SITUATION

- The village and neighbouring Aston Upthorpe are highly regarded and well equipped with post office, pub, garage, two churches, village hall and cricket club.
- The attractive market town of Wallingford is 4 miles away providing a full range of daily 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 Didcot, Oxford and Reading.
- Excellent local schools include Downe House, The Oratory, Moulsoford, Cranford House, St Andrews as well as a wide choice of schools in Oxford and Abingdon including The Manor, Abingdon School, The Dragon, Headington, St. Edward's (Oxford) and Radley (near Abingdon).
- Didcot Station is about 4 miles away and there are regular services to Paddington taking approximately 40 minutes.



- Crossrail services from Reading: From December 2019, two Elizabeth line trains an hour (four an hour at peak time) will allow passengers to travel right through central London without having to change trains.

#### SERVICES

- All mains services are connected
- The current broadband provider is Talk Talk, however, BT Infinity is available in the village
- Council tax – Band G 2018/2019 £2,984
- South Oxfordshire District Council 01235 422 422

#### DIRECTIONS

- Sat Nav for OX11 9DD



- Grade II listed. Originally dating from the 18th Century with early and late Victorian additions together with a newly built two storey rear extension for which listed planning consent was granted in 2014
- Dining Hall
- Open planned Kitchen with part vaulted ceiling
- Bespoke Kitchen with electric Aga. Integrated appliances including fridge/freezer and dishwasher
- Utility room
- Boot room
- Cloak room
- Sitting room with two sets of bi-fold doors leading onto a large terrace and garden beyond
- Family room
- Office
- Home work room

- Master bedroom with en suite bathroom and range of fitted wardrobes
- Guest bedroom with en suite shower room and range of fitted wardrobes
- 3 further bedrooms
- Shower room
- Mezzanine area currently used as a snug
- The Barn under the main thatched roof is traditionally timber framed with the original structural beams and has electric doors enabling vehicular access from the street
- The garden has recently been beautifully landscaped providing a large flag stone laid terrace which is ideal for entertaining and is surrounded by a low level

