LOWER HAM YARD

ASTON TIRROLD • OXFORDSHIRE



SWEETCROFT HOMES

OXFORD







NESTLED BETWEEN THE VALE AND THE DOWNS

CHARMING VILLAGES AND ROLLING LANDSCAPES

THE PEACEFUL VILLAGES of Aston Upthorpe and Aston Tirrold sit side by side on the northern edge of the North Wessex Downs, nestled under the escarpment below the Ridgeway.

LOWER HAM YARD is bounded by the chalk landscape of the Downs to the south and the quiet villages of the Vale of White Horse to the north. Close by are the many gallops of the racing stables of the Ridgeway, which itself is great for cycling and walking.

The charming Thames-side market towns of Wallingford and Abingdon-on-Thames are only a few miles away, and the many ancient footpaths, pubs and churches of the surrounding area are waiting to be explored.

The villages have a great community atmosphere, with many active local societies and clubs offering a wide range of activities. The Post Office in the village hall doubles as a popular community cafe.

Oxfordshire and Berkshire are thriving areas, economically and culturally – alive with heritage, academic life and cutting edge industries. The technological and industrial hubs at Culham, Harwell and Milton Park, the Universities in Oxford and Reading and the many research and science centres nearby make this one of the UK's most forward-looking areas for innovation.

LOWER HAM YARD is the perfect combination of idyllic location and the highest quality homes.



ST MICHAEL'S CHURCH, ASTON TIRROLD

DIAMOND LIGHT SOURCE · WALLINGFORD · EAST HAGBOURNE

SENSITIVE REFURBISHMENTS AND STYLISH NEW BUILDS

A NEW LEASE OF LIFE FOR A HISTORIC SITE

LOWER HAM YARD is a charming collection of two listed barn conversions and eight new build houses with two to five bedrooms.

It is designed to blend into the local environment and is inspired by the Georgian farm that occupied the site. The new build cottages and barns are arranged in a horseshoe shape to replicate the built form of a working farm from the period.

These beautiful homes are designed to be different: with well-proportioned entertaining and family spaces and good-sized gardens, they provide all the space and facilities you need, with top quality appliances and features throughout, including the provision of super-fast fibre optic connectivity to aid effective home working.

The updating of the two barns gives a new lease of life to these historic buildings. We have retained as much of the existing structure as possible and incorporated the original roof timbers into the design of the new homes, while giving them thoroughly contemporary interiors.

The Farmhouse is reminiscent of the imposing Georgian farmhouses often found in the area. It is beautifully fitted out, with a high-quality traditional kitchen and a separate study and lounge, both of which have French doors to the garden.

The other new builds are a mix of barn style and cottages, in brick and weatherboarding. The larger ones have a separate lounge; all have bifold doors to the garden and each has at least one ensuite.

NORTHERN BARN ›

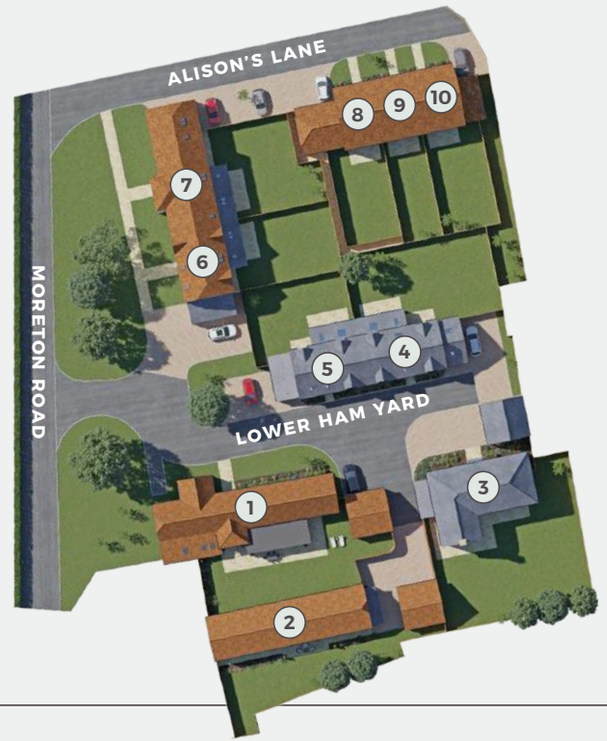


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SITE LAYOUT

1	NORTHERN BARN	4 bedrooms
2	SOUTHERN BARN	3/4 bedrooms
3	THE FARMHOUSE	5 bedrooms
4	BLEWBURY COTTAGE	4 bedrooms
5	UPTON COTTAGE	3 bedrooms
6	TIRROLD BARN	3 bedrooms
7	UPTHORPE BARN	4 bedrooms
8	LITTLE STOKE COTTAGE	2 bedrooms
9	WINTERBROOK COTTAGE	2 bedrooms
10	MORETON COTTAGE	3 bedrooms

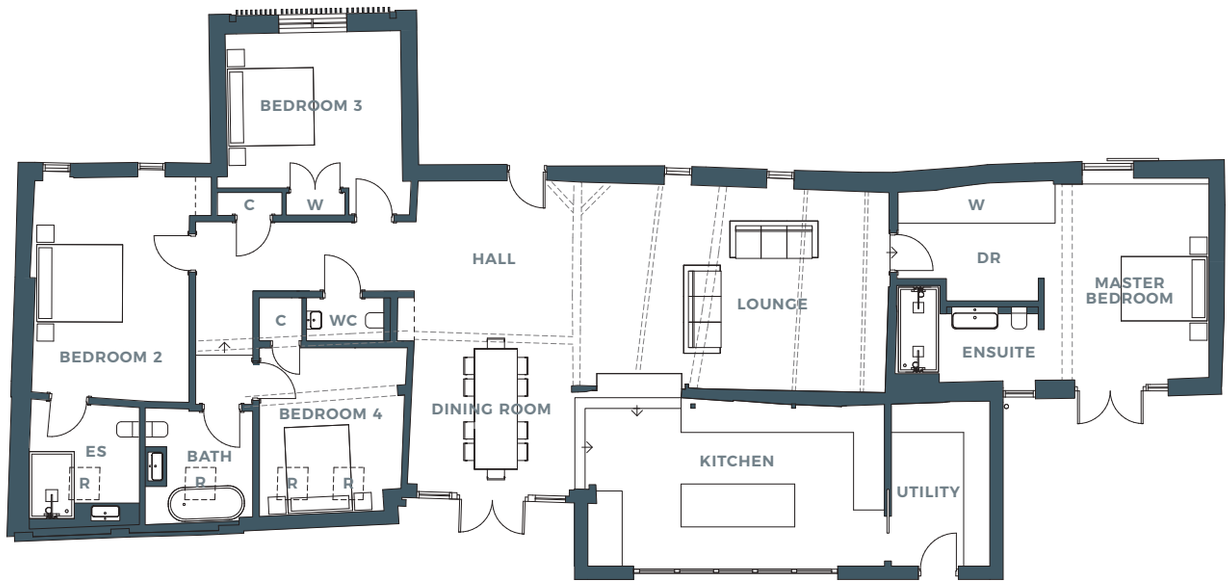


NORTHERN BARN

A CHARACTERFUL BARN CONVERSION WITH BEAUTIFUL BEAMED CEILINGS



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GROUND FLOOR

1 NORTHERN BARN

GROUND FLOOR

Kitchen	7000 x 3800	22' 11" x 12' 6"
Lounge	7300 x 4700	23' 11" x 15' 5"
Dining room/Hall	7200 x 3900	23' 7" x 12' 9"
Utility room	3800 x 2300	12' 6" x 7' 6"
Master bedroom	7200 x 4700	23' 7" x 15' 5"
Bedroom 2	4900 x 3900	16' 1" x 12' 1"
Ensuite	2750 x 2750	9' 0" x 9' 0"
Bedroom 3	4300 x 4000	14' 1" x 13' 1"
Bedroom 4	3900 x 3200	12' 1" x 10' 6"
Bathroom	2750 x 2400	9' 0" x 7' 10"



C Cupboard **DR** Dressing room **ES** Ensuite **R** Rooflight **W** Wardrobe **WC** Cloakroom - - - Denotes location of roof beams

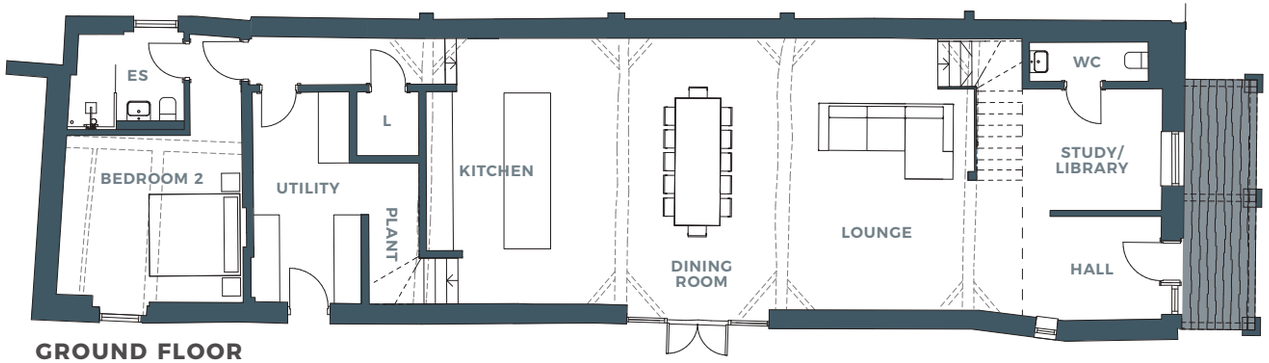
Measurements are approximate and are maximum dimensions

SOUTHERN BARN

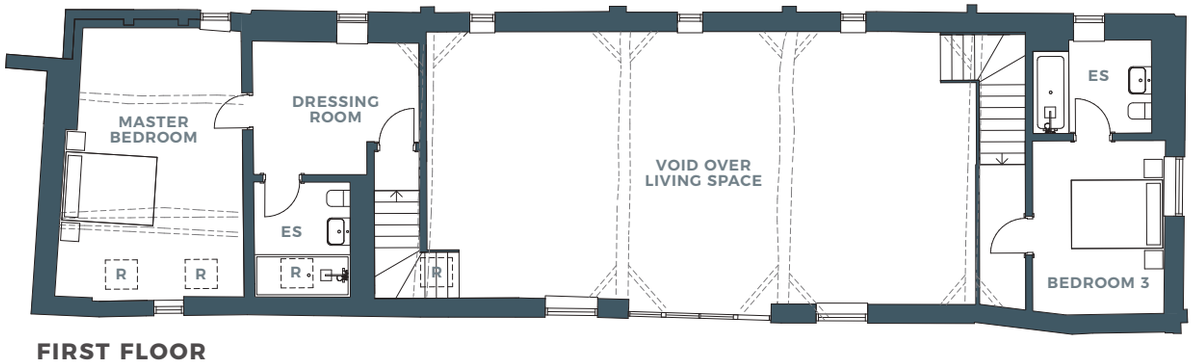
A CHARACTERFUL BARN CONVERSION WITH BEAUTIFUL BEAMED CEILINGS



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GROUND FLOOR



FIRST FLOOR

2 SOUTHERN BARN

GROUND FLOOR

Kitchen/Lounge/ Dining room	15800 x 5850	51' 10" x 19' 2"
Bedroom 2	4200 x 3850	13' 9" x 12' 7"
Study	4000 x 3000	13' 1" x 9' 10"
Utility/plant room	4500 x 3500	14' 9" x 11' 6"

FIRST FLOOR

Master bedroom	5850 x 3980	19' 2" x 13' 1"
Dressing room	3600 x 2700	11' 10" x 8' 10"
Bedroom 3	3800 x 2800	12' 6" x 9' 2"



ES Ensuite **L** Larder **R** Rooflight **W** Wardrobe **WC** Cloakroom - - - Denotes location of roof beams

Measurements are approximate and are maximum dimensions

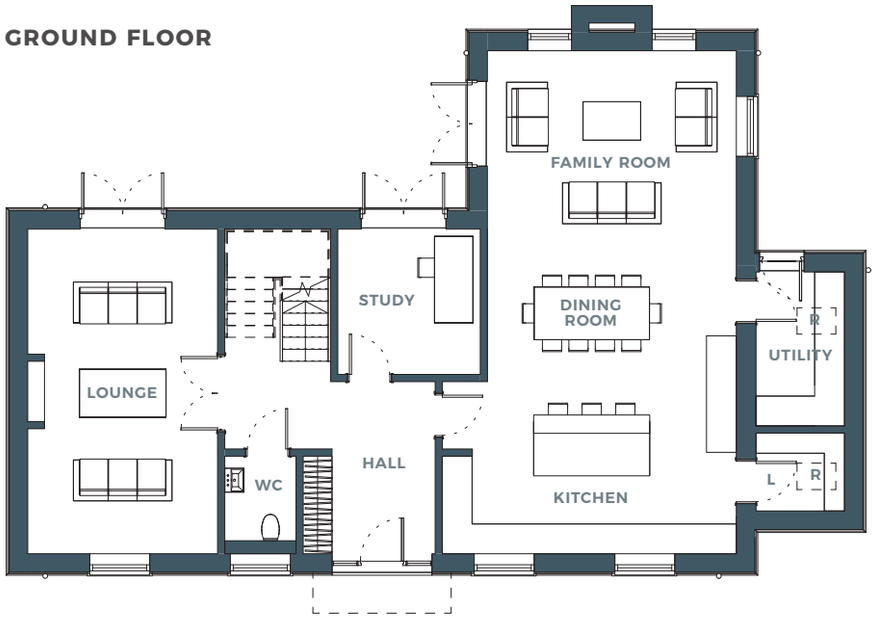
THE FARMHOUSE

A SUBSTANTIAL FIVE-BEDROOM PROPERTY WITH IMPRESSIVE, OPEN PLAN FAMILY LIVING AREA

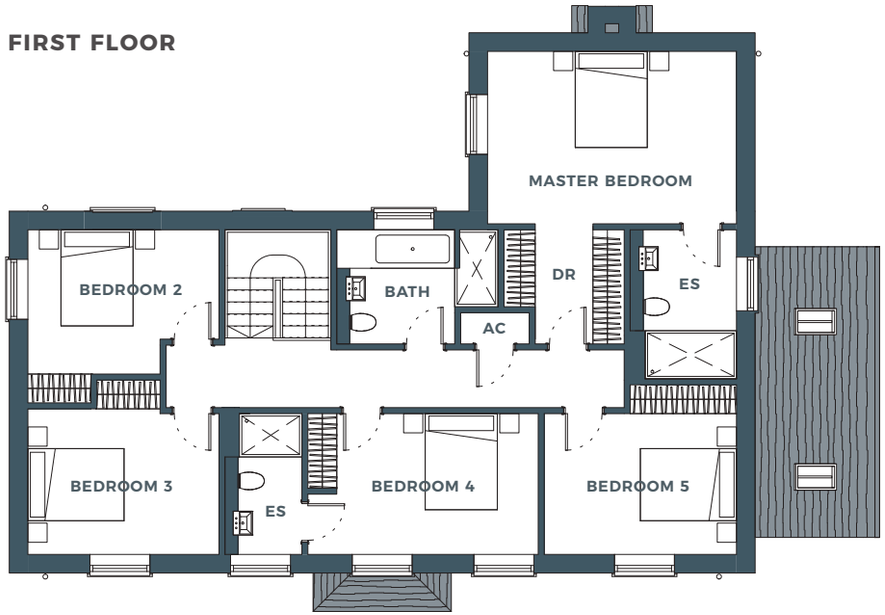


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GROUND FLOOR



FIRST FLOOR



AC Airing cupboard **DR** Dressing room **ES** Ensuite **L** Larder **R** Rooflight **WC** Cloakroom

3 THE FARMHOUSE

GROUND FLOOR

Kitchen/Family/ Dining room	10300 x 5000	33’ 9” x 16’ 5”
Lounge	6600 x 3900	21’ 8” x 12’ 9”
Study	2000 x 2900	6’ 7” x 9’ 6”

FIRST FLOOR

Master bedroom	5000 x 3500	16’ 5” x 11’ 6”
Bedroom 2	3900 x 3000	12’ 9” x 9’ 10”
Bedroom 3	3900 x 3000	12’ 9” x 9’ 10”
Bedroom 4	6400 x 3000	21’ 0” x 9’ 10”
Bedroom 5	4000 x 3000	13’ 1” x 9’ 10”
Bathroom	2400 x 2400	7’ 10” x 7’ 10”

Measurements are approximate and are maximum dimensions

BLEWBURY COTTAGE & UPTON COTTAGE

A PAIR OF BRICK BUILT COTTAGE-STYLE HOMES WITH CONTEMPORARY DETAILING

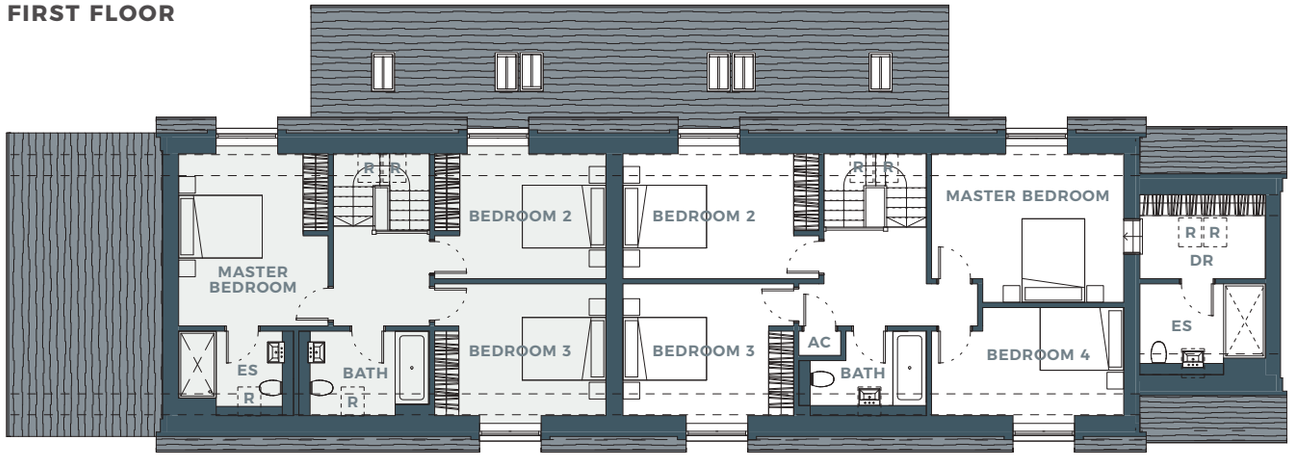


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GROUND FLOOR



FIRST FLOOR



UPTON COTTAGE 5

BLEWBURY COTTAGE 4

AC Airing cupboard **C** Cupboard **DR** Dressing room **ES** Ensuite **R** Rooflight **WC** Cloakroom - - - Denotes reduced ceiling height

4 BLEWBURY COTTAGE

GROUND FLOOR

Kitchen/Family/ Dining room	9100 x 4600	29' 10" x 15' 1"
Lounge	6500 x 4500	21' 4" x 14' 9"

FIRST FLOOR

Master bedroom	4500 x 3400	14' 9" x 11' 2"
Ensuite/dressing	4300 x 2900	14' 1" x 9' 6"
Bedroom 2	4500 x 2900	14' 9" x 9' 6"
Bedroom 3	4000 x 3100	13' 1" x 10' 2"
Bedroom 4	4500 x 2500	14' 9" x 8' 2"
Bathroom	3000 x 2100	9' 10" x 6' 11"

5 UPTON COTTAGE

GROUND FLOOR

Kitchen/Family/ Dining room	9200 x 4000	30' 2" x 13' 1"
Lounge	6500 x 3500	21' 4" x 11' 6"

FIRST FLOOR

Master bedroom	4000 x 3500	13' 1" x 11' 6"
Ensuite	2700 x 2000	8' 10" x 6' 7"
Bedroom 2	4000 x 3000	13' 1" x 9' 10"
Bedroom 3	4000 x 3100	13' 1" x 10' 2"
Bathroom	3100 x 2000	10' 2" x 6' 7"

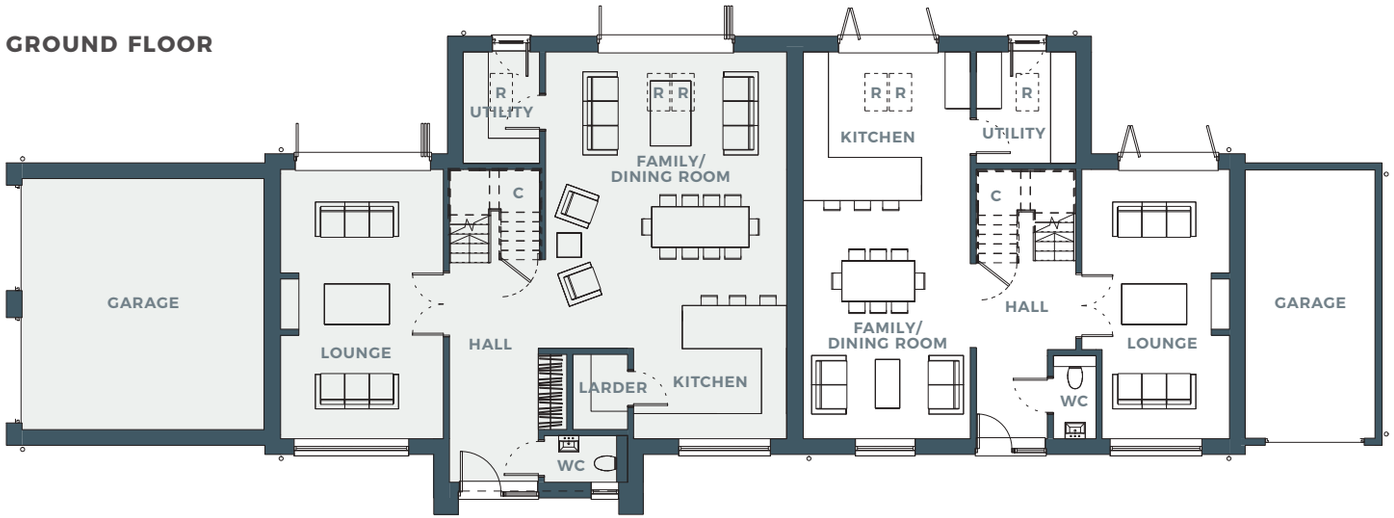
Measurements are approximate and are maximum dimensions.

TIRROLD BARN & UPTHORPE BARN

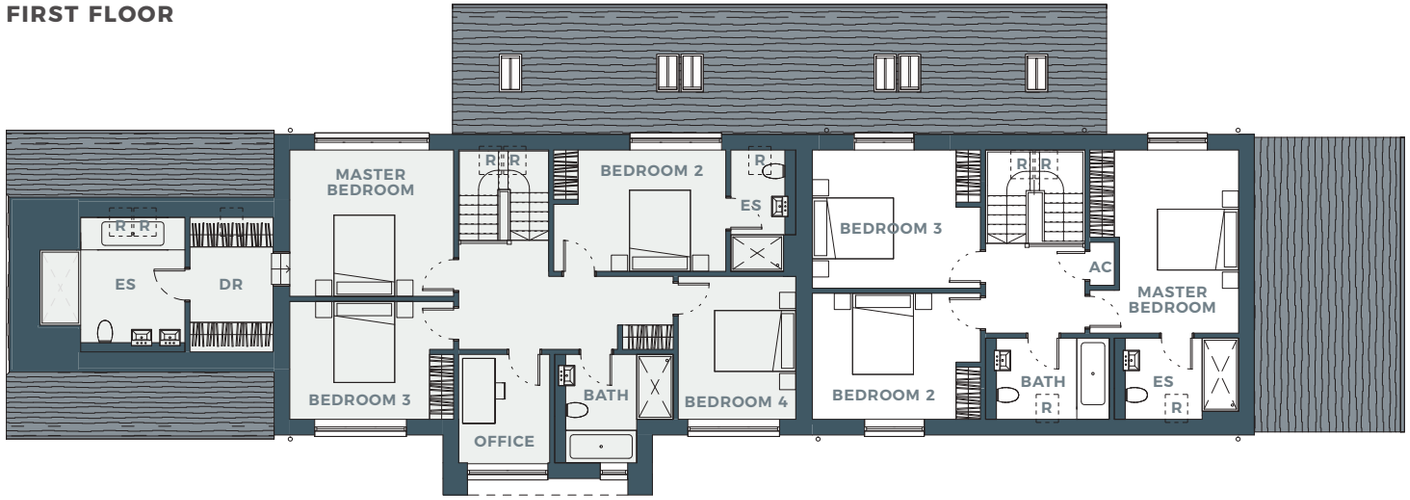
TWO LARGE BARN-STYLE PROPERTIES WITH GENEROUS OPEN PLAN LIVING SPACES



GROUND FLOOR



FIRST FLOOR



UPTHORPE BARN 7

TIRROLD BARN 6

AC Airing cupboard **C** Cupboard **DR** Dressing room **ES** Ensuite **R** Rooflight **WC** Cloakroom

6 TIRROLD BARN

GROUND FLOOR

Kitchen/Family/ Dining room	9400 x 5800	30' 10" x 19' 0"
Lounge	6500 x 3900	21' 4" x 12' 9"

FIRST FLOOR

Master bedroom	4500 x 3700	14' 9" x 12' 1"
Ensuite	3000 x 2000	9' 10" x 6' 7"
Bedroom 2	4100 x 3000	13' 5" x 9' 10"
Bedroom 3	4100 x 3100	13' 5" x 10' 2"
Bathroom	3000 x 2000	9' 10" x 6' 7"

7 UPTHORPE BARN

GROUND FLOOR

Kitchen/Family/ Dining room	9300 x 4000	30' 6" x 13' 1"
Lounge	6500 x 3500	21' 4" x 11' 6"

FIRST FLOOR

Master bedroom	4000 x 3500	13' 1" x 11' 6"
Ensuite/dressing	5700 x 3300	18' 8" x 10' 10"
Bedroom 2	5800 x 2900	19' 0" x 9' 6"
Bedroom 3	4000 x 2900	13' 1" x 9' 6"
Bedroom 4	3500 x 2800	11' 6" x 9' 2"
Office	2700 x 2200	8' 10" x 7' 3"
Bathroom	3000 x 2000	9' 10" x 6' 7"

Measurements are approximate and are maximum dimensions

LITTLE STOKE, WINTERBROOK & MORETON COTTAGES

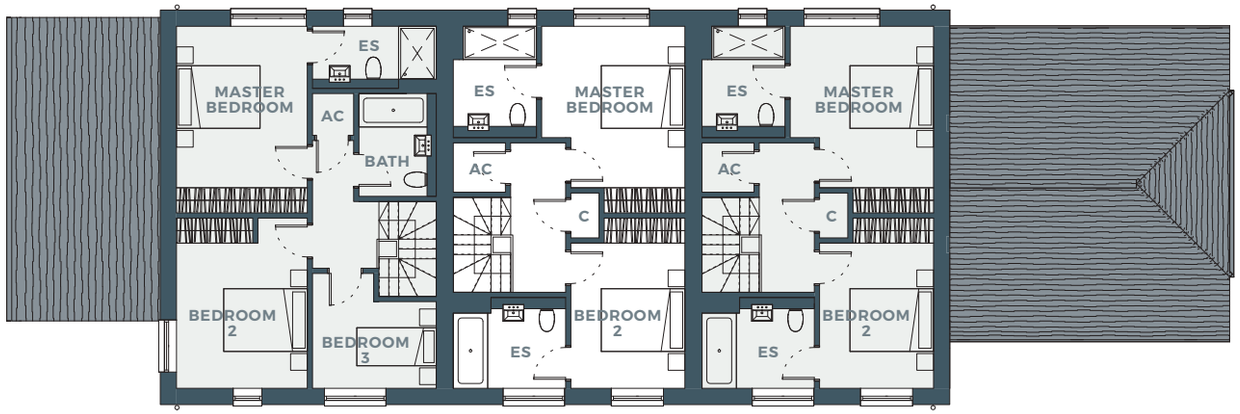
TWO AND THREE-BEDROOM WEATHERBOARDED COTTAGES WITH ENSUITE BATHROOMS



GROUND FLOOR



FIRST FLOOR



MORETON COTTAGE (10) | WINTERBROOK COTTAGE (9) | LITTLE STOKE COTTAGE (8)

AC Airing cupboard **C** Cupboard **ES** Ensuite **WC** Cloakroom

8 9 LITTLE STOKE COTTAGE WINTERBROOK COTTAGE

GROUND FLOOR

Kitchen/Living/ Dining room	8500 x 5400	27’ 11” x 17’ 8”
Kitchen	2600 wide	8’ 6” wide

FIRST FLOOR

Bedroom 1	3700 x 3400	12’ 2” x 11’ 2”
Ensuite shower	2600 x 2000	8’ 6” x 9’ 6”
Bedroom 2	3400 x 2700	11’ 2” x 8’ 10”
Ensuite bath	2700 x 2100	8’ 10” x 6’ 11”

10 MORETON COTTAGE

GROUND FLOOR

Kitchen/Living/ Dining room	8500 x 6100	27’ 11” x 20’ 0”
Kitchen	3300 wide	10’ 10” wide

FIRST FLOOR

Master bedroom	4400 x 3100	14’ 5” x 10’ 2”
Bedroom 2	3400 x 3100	11’ 2” x 10’ 2”
Bedroom 3	2900 x 2700	9’ 6” x 8’ 10”
Bathroom	2400 x 1800	7’ 10” x 5’ 11”

Measurements are approximate and are maximum dimensions

SPECIFICATIONS

BEAUTIFULLY FITTED OUT WITH ALL THE DETAILS THAT MAKE LIFE EASIER

KITCHEN & UTILITY ROOM

A choice of high quality, modern or period style kitchen with quartz or oak worktops and oak butcher's block in utility room.

Built-in Neff appliances including "slide and hide" oven†, induction hob, microwave and warming drawer. Integrated dishwasher, fridge, and freezer**.

Insinkerator waste disposal* and Quooker boiling water tap* with choice of either china Belfast sink or underslung contemporary basin.

BATHROOMS & ENSUITES

White sanitaryware by Vitra with chrome brassware by Roper Rhodes

Vanity unit to master bedroom ensuite

Mains pressure showers with glass panels in all wet rooms

Underfloor heating, chrome ladder towel rails and wall mounted mirrors

Porcelain tiling by Minoli to floors and part-tiled walls





INTERIOR FINISHES

High specification Danish windows and external doors

Oak staircase with square balustrading and carpet to the treads

Wool carpets in lounge, study and bedrooms

Period style internal doors with stainless steel furniture

Ample wardrobes and cupboards with shelves, hanging rails and automatic lighting

Deep skirting and architraves to our own pattern throughout

Open slatted shelving in airing cupboards

Shelving in larder

EXTERIOR FINISHES

Turfed and landscaped gardens with large sandstone patios

External lighting, tap and power points

Car ports and single or double garages with insulated, automated doors and storage above



PICTURES SHOW OTHER SWEETCROFT PROPERTIES

ELECTRICAL & HEATING

Highly efficient underfloor gas central heating on ground floors and radiators on first floors, with large hot water storage facilities

Wood-burning by Firebelly stove with slate hearth*

Carefully designed LED lighting throughout

Ring doorbell

Full satellite installation with wiring for Sky Q

TV and satellite points in living room, study, kitchen/family room and bedrooms
Fibre optic connection direct to property ensuring secure, superfast connectivity

Cat 6 flood wiring with data points in all habitable rooms and to all TV points

PV panels to generate electricity, charge your car or feed back to the grid

Dedicated circuit for installation of car charging point

† two single ovens in numbers 1, 2, 3 and 7. * except numbers 8-10 . ** combination fridge/freezer in numbers 8-10 .



PEACE OF MIND

Wiring for alarm system
Hardwired smoke alarms with battery backup
Plumbing for water softener
10-year building warranty



DISTANCES BY CAR

WALLINGFORD	8 minutes	4 miles
ABINGDON ON THAMES	28 minutes	13 miles
OXFORD CITY CENTRE	30 minutes	20 miles
READING TOWN CENTRE	34 minutes	15 miles
GORING STATION	12 minutes	6 miles
DIDCOT PARKWAY STATION	11 minutes	4 miles
WITTENHAM CLUMPS	12 minutes	5 miles
THE RIDGEWAY	20 minutes	4.5 miles
A34 (CHILTON)	11 minutes	6 miles
DIAMOND LIGHT SOURCE	15 minutes	7 miles
MILTON PARK	18 minutes	7 miles

Distances and times are approximate

VIEWINGS

LOWER HAM YARD
MORETON ROAD, ASTON TIRROLD
DIDCOT OX11 9EW

TO ARRANGE A SITE VISIT
OR WITH GENERAL ENQUIRIES,
PLEASE CONTACT

Carter Jonas

01865 511444
simon.mcconnell@carterjonas.co.uk
carterjonas.co.uk

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ASTON TIRROLD • OXFORDSHIRE

SWEETCROFT HOMES

OXFORD