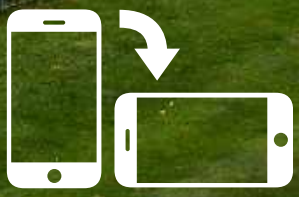
Copse Stile House



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Spring Lane, Aston Tirrold,
Oxfordshire, OX11 9EJ

51°34'10.88"N 1°12'11.12"W

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savills

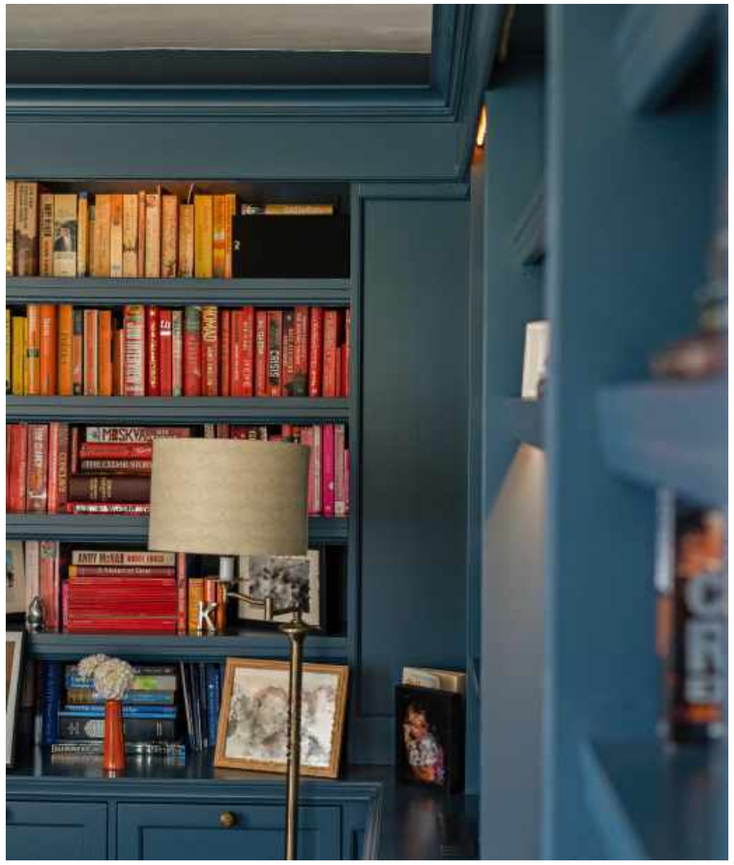
THE COUNTRY HOUSE DEPT.

ABOUT THIS HOUSE

Approached via a sweeping gravel drive, through a beautiful archway lies Copse Stile House, sitting elegantly overlooking the gardens. Copse Stile House is a simply stunning example of a country house built in the beautiful Queen Anne Style. With an enviable edge of village location in Aston Tirrold, one of Oxfordshire's most sought-after villages, and set in 12.64 acres, this is arguably one of the most attractive houses to come to the market in some time. The house was mostly built in the 17th Century with some 19th Century alterations, although parts of the house would appear to predate this.

HIGHLIGHTS INCLUDE

- Set in 12.64 acres of which 3.07 acres are garden and 9.57 acres are agricultural land, the outbuildings and additional accommodation give Copse Stile House the feel of a small country estate.
- The house is awash with stunning period features including panelled rooms, window shutters, beautiful flooring, and fireplaces and retains a light spacious feel.
- There is a significant and impressive wine cellar
- The house is an ideal size for a family, with five bedrooms in the main house, all of which are ensuite.
- The master bedroom suite is magnificent and includes two dressing rooms and two bathrooms with views across the gardens.
- There is a separate two bedroom guest annexe attached to the main house.
- There is extensive stabling including 11 loose boxes, a foaling box and an attached barn.
- The gardens are beautiful and there are a number of magnificent mature trees.
- The outdoor swimming pool which has been recently re lined and installed with an air source heat pump, is tucked away within the old walled garden, set in a beautiful south facing position, which is ideal for soaking up the sun.
- There is a traditional green house and attractive kitchen garden as well as a tennis court and enchanting timber gazebo.



THE FINER DETAILS

BEDROOMS
8

RECEPTION ROOMS
5

BATH/SHOWER ROOMS
7

TENNIS COURT
1

PLOT SIZE (ACRES)
12.64

STABLES
12

SWIMMING POOL
1

ANNEXE
1

THE FINER DETAILS

WHAT3WORDS
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CO-ORDINATES
51°34'10.88"N 1°12'11.12"W

SERVICES
Mains water, electricity, drainage and gas
Gas fired central heating
Swimming pool heated by air source heat pump

LISTED
Copse Stile House is Listed Grade II*
The south wing, including the kitchen, breakfast room and annexe, as well as the stables and 17th Centuary barn are Listerd Grade II

COUNCIL TAX
Band H

LOCAL AUTHORITY
South Oxfordshire District Concil

ABOUT THIS AREA

Situated in a picturesque Oxfordshire countryside, at the foot of The Downs, are The Astons - the collective name given to the villages of Aston Upthorpe and Aston Tirrold. The two are contiguous with thriving communities supporting a village hall, three churches, a popular village pub, cricket club and post office.

As well as Didcot, Wallingford is the closest town; situated on the on the banks of the River Thames, with its desirable setting and attractive architecture offers market town living at its finest.

Bordered by the rolling Chilterns on one side and the magnificent Berkshire Downs on the other, it's an idyllic spot with inexhaustible options for lovers of the outdoors. With its large open market square and famous castle ruins, this bustling market town is suffused in history. But what you might not know is that contemporary Wallingford is home to a fresh and energetic vibe, stoked by some great independent shopping, a sparkling array of dining options and a thriving café culture.

Goring and the neighbouring village of Streatley are also close by and both sit attractively on the banks of the River Thames. The two villages offer a wide selection of pubs, cafés and convenience stores. Goring and Streatley railway station provides a good train link to London.

ABOUT THIS AREA

The property, Copse Stile House, is located on the Oxfordshire side of the Oxford-Berkshire border, at the foot of the Berkshire downs with the Ridgeway National Trail only moments away.

There is a wide choice of excellent schools, both state and private within the area including Moulsford Prep School, Cranford House, St Andrews Prep School, The Manor, St Edwards Oxford, Abingdon School and Bradfield College. The A34, M4 and M40 motorways are all easily and quickly accessible. Nearby train stations at Reading and Didcot offer high speed access to London and the west country, the latter only being 4 miles away.

TOWNS & TRAIN STATIONS

Wallingford 4 miles
Didcot Parkway Station 4 miles
Goring & Sreatley Station 5 miles
(London Paddington from 37 mins)
Reading 14 miles
Oxford 15 miles
Henley on Thames 16 miles

LOCAL

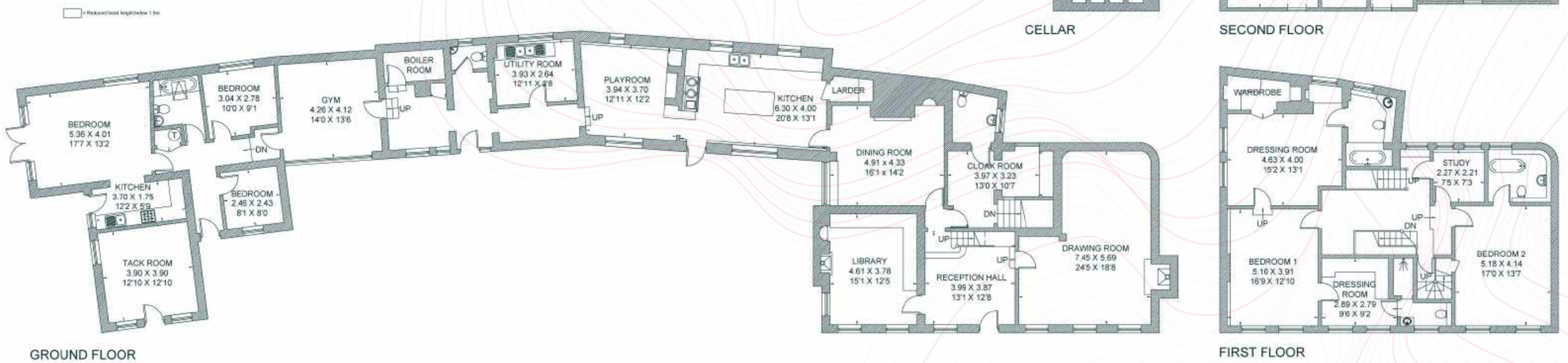
Olivier at The Chequers, Aston Tirrold
The Coppa Club, Streatley
Wittenham Clumps

R.BURG
R.BURG
R.BURG
R.BURG
W.BURG

LAND PLAN

Lowbury House
Bealfort Ho
Acaneda
TCB
Little Gables
The Lanes
Chapel
The Manse
Path
North Lea
Baldons
Downscroft
Berry Croft
Def
57.8m
LB
Path (um)
Copse Style House
Approx. Area: 3.07 acres (1.241 ha)
Drain
Copse Style Farm
58.1m
BAKER STREET
Little Finches
Keepers Cottage
The Old Bakehouse
Da-Ka
Dashwood
Finches
Track
Drain
Rose Cottage
57.2m
Downs View
Approx. Area: 9.57 acres (3.873 ha)
Track
SPRING LANE

FLOORPLAN



Approximate Area - 528.9 sq m / 5,693 sq ft | **Cellar** - 20.5 sq m sq m / 221 sq ft | **Tack Room** - 15.3 sq m / 165 sq ft
Total - 564.7 sq m / 6,079 sq ft | **Including Limited Use Area** (2.6 sq m / 297 sq ft)

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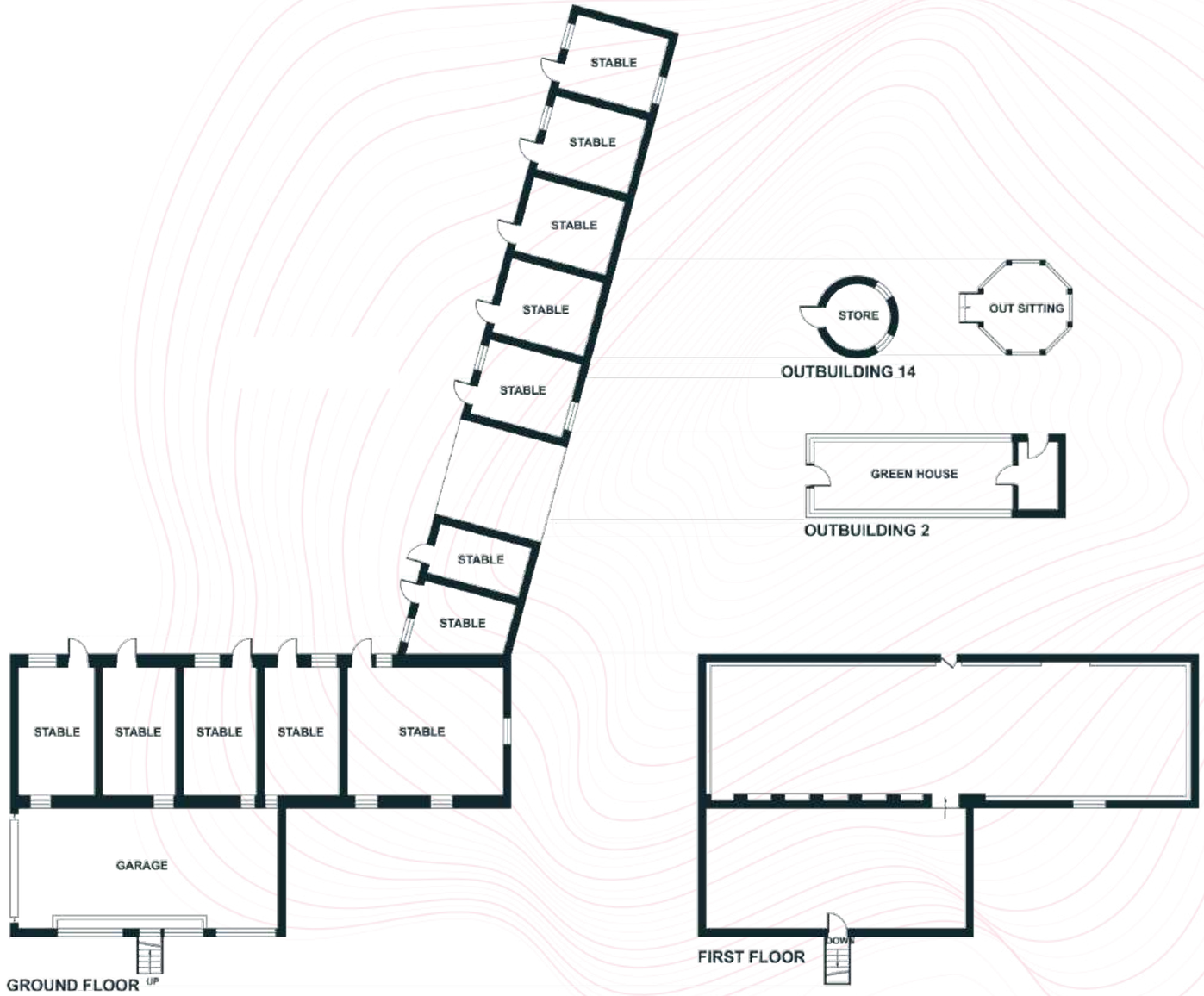
FLOORPLAN



Approximate Area - 154.5 sq m / 1,664 sq ft | **Garage** - 48.1 sq m / 518 sq ft
Outbuilding - 192.8 sq m / 2076 sq ft | **Total** - 395.4 sq m / 4,258 sq ft

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AREA GUIDE

Oxfordshire

From the Riverside glamour of Henley in the South to Banbury's glorious golden sandstone in the North, Oxfordshire is a classic English county which defies simple definitions. With much of the county easily commutable to London, there are hundreds of picture-perfect country villages to choose from. You never have to look far for a good pub and the county also lays claim to some of the country's finest restaurants and retreats, including Raymond Blanc's two Michelin starred Le Manoir aux Quat'Saison and the renowned Soho Farmhouse. Lover of the outdoors are spoilt such as walking along the banks of the Thames, which winds its way through the heart of the county.

WALKING

Wittenham Clumps
Wittenham Clumps is the common name for a pair of wooded chalk hills in the Thames Valley with an extensive network of paths.

EATING OUT

Le Manoir aux Quat'Saison
Described as "a twist of imaginative genius", Raymond Blanc's vision for Le Manoir aux Quat'Saisons has always been one of world-class gastronomic flair and outstanding organic produce.

EVENT

Henley Royal Regatta
A prestigious rowing event held annually on the River Thames. Races are head-to-head knock out competitions, raced over five days in July.

DAY OUT

Blenheim Palace
A monumental country palace in Woodstock. The palace, one of England's largest houses, was built between 1705 and 1722, and designated a UNESCO World Heritage Site in 1987.

THE COUNTRY HOUSE DEPT.

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