



Upperton, Brightwell Baldwin OX49 5PB



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A rare opportunity to acquire a superb single storey home in an idyllic semi-rural location yet just 3 miles to the centre of Watlington and 6 miles to the M40.

The property features a fabulous, secluded plot of almost $\frac{1}{4}$ of an acre with lovely views to the rear, garage along with ample parking on the gated drive.

The delightful and versatile accommodation comprises a possible 3 bedrooms and bathroom off an inner hall, garden room, double aspect sitting room and an attractive kitchen/breakfast room.

Accommodation

The property is double glazed with oil central heating to radiators and a private sewage treatment plant.



Tenure - Freehold

Enclosed Entrance Porch: Featuring a glass roof and set on a brick plinth, it has a quarry tiled floor and door to:

Kitchen/Breakfast Room: 17'10 x 8'6 A well planned and fitted kitchen featuring an excellent range of units, Corian worktops and stainless steel sink. Integrated induction hob, extractor hood, electric oven, steam oven and slimline dishwasher. Further appliance spaces, pelmet lighting and display shelving. Oil fired boiler (installed May '23), door and window out to a small loggia on the far side.

Sitting room: 17'11 x 12'2 A delightful double aspect room with two radiators and possibility for fireplace (currently sealed).

Inner Hallway: 11' x 8'7 Radiator, loft access, window to the porch and airing cupboard.





Garden Room: 12'3 x 10'5 A delightful feature the room features newly replaced double glazed windows on a brick plinth affording delightful views over the rear garden and countryside beyond. It also has a tiled floor, radiator, and exposed brickwork.

Bedroom 1: 13'6 x 9'10 Window overlooking the rear garden, wardrobe and radiator.

Bedroom 2: 14'1 x 9'10 French doors open to the garden room, radiator and wardrobe.

Bedroom 3: 9'10 x 8'6 The room features a front aspect, wide wardrobe, and radiator.

Bathroom: Fitted with a white two piece suite, including a power shower above the bath, tiled floor, radiator, down lighters and window.

Separate WC: Low-level suite and window.

Outside.

To the front: The property features a gated block paved driveway leading to the garage, further gravel parking area and has established shrubs and plants to the borders. Copper beach hedge to the front border with timber side fencing, outside lighting.

Garage: 18'1 x 9'8 Two large side windows, water tap, light and power.

Rear Garden: Offering an excellent degree of privacy the garden abuts established gardens with lovely views. The garden itself has a large central lawn with banks of established shrubs either side and a raised paved terrace to the rear of the property. Enclosed by timber fencing it has secure gates on both side to the front.

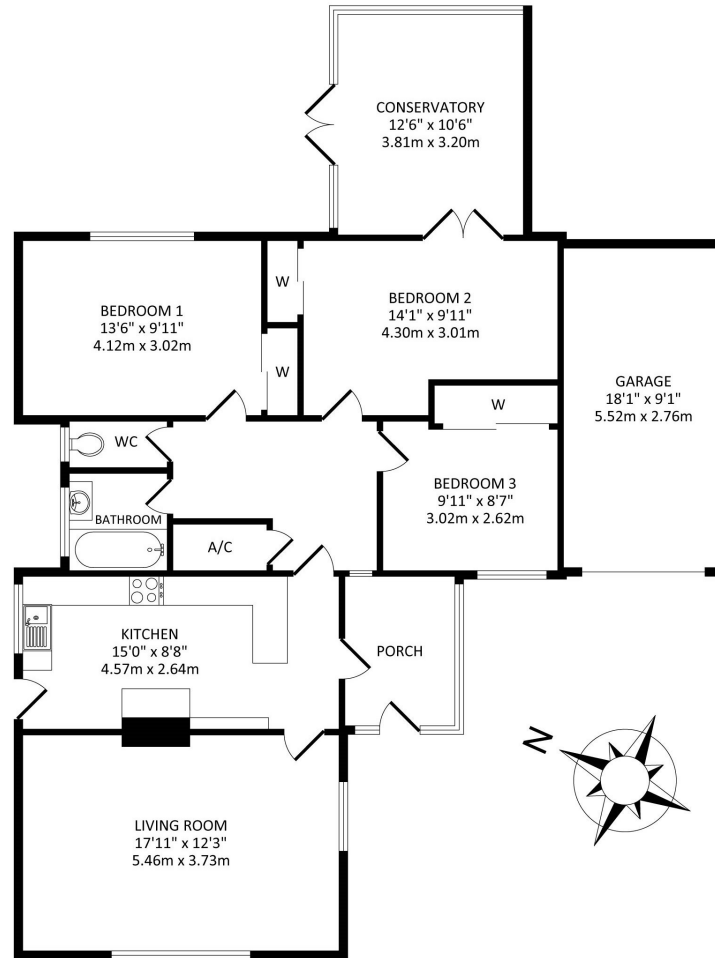


Directions

Leave Wallingford via the High Street over the Thames into Crowmarsh Gifford, proceed to the roundabout and turn left onto the A4074. After 1.7 miles turn right into Church Road, turn right at the T-junction onto the B4009, turn first left, on the Watlington Road (B4009) and follow the road for just over 2 miles and turn left into Grove Lane, (Brightwell Baldwin), turn right after 1.1 miles into Upperton, the property is on the left where an unadopted lane forks off the road at the far end of the village.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.



TOTAL FLOOR AREA : 1122 sq.ft. (104.20 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.