



Newmans Close, Upton, OX11 9JA

Offers In Excess Of £450,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS

The Property

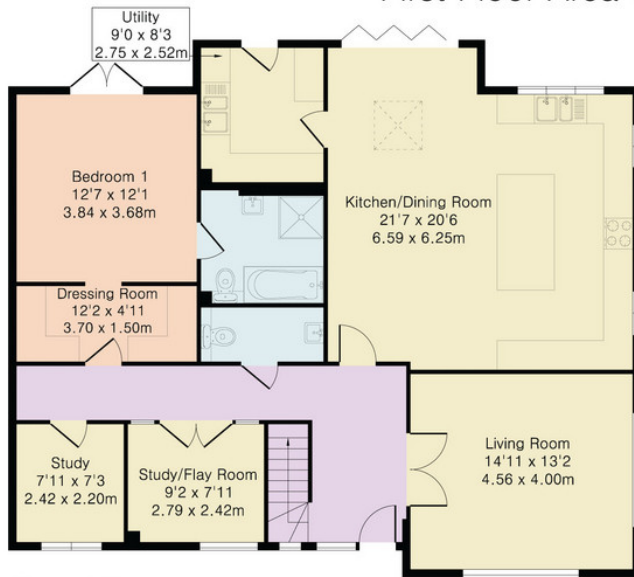
An opportunity to develop your forever family home. Currently a stripped out shell of a bungalow, this detached home comes with full planning permission to develop, extend, and convert the existing bungalow into a beautiful 2000sq ft four bedroom, three bathroom home with statement kitchen-diner-family room (see proposed floorplan and drawings included in this presentation).

Nestled in a quiet close in Upton village on a pleasant plot, this property offers buyers the opportunity to fulfil this planning consent with their own chosen fittings and style to create a highly bespoke home. In our opinion, this is a rare opportunity to finish and build a home entirely to a buyers taste and choice. The home will have some quite notable features including a playroom and dressing room to master bedroom.

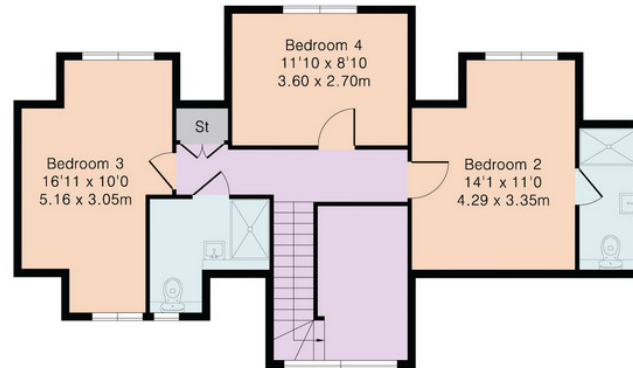
Vale of the White Horse Planning permission - <https://data.whitehorsedc.gov.uk/java/support/Main.jsp?MODULE=ApplicationDetails&REF=P23/V1520/HH#exactline>

Some material information to note: No heating at present. Mains water, mains electrics, mains drains. The property has shared access leading to private driveway parking. Ofcom checker indicates standard to superfast broadband is available at this postcode; with the possible exception of ultrafast. Ofcom checker indicates mobile availability and mobile data is available with all major providers at this postcode. The government portal generally highlights this as an unlikely/low risk postcode for flooding. Details of any covenants or easements and schedule of charges are available on request from the estate agent.

Approximate Gross Internal Area 1977 sq ft – 184 sq m
Ground Floor Area 1331 sq ft – 124 sq m
First Floor Area 646 sq ft – 60 sq m

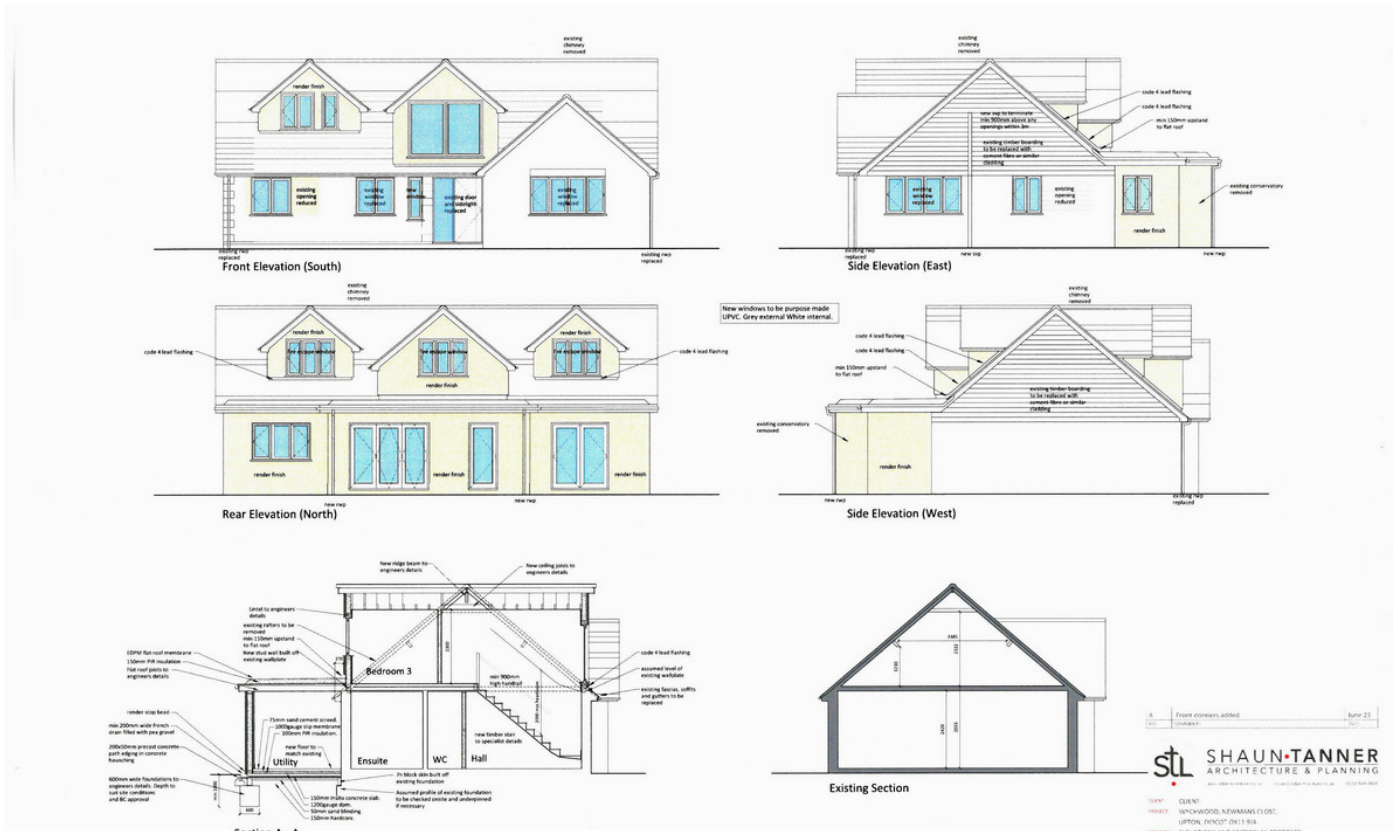


Ground Floor



First Floor





Key Features

- Full planning permission to extend, convert and develop the existing bungalow as per the Vale of White Horse planning permission - P23/V1520/HH
- A proposed built to create 2000sq ft four bedroom, three bathroom home
- A unique opportunity to finish a build completely to your taste and style throughout
- Nestled in a quiet close in Upton village
- Vale of the White Horse Planning permission - <https://data.whitehorsedc.gov.uk/java/support/Main.jsp?MODULE=ApplicationDetails&REF=P23/V1520/HH#exactline>

The Location

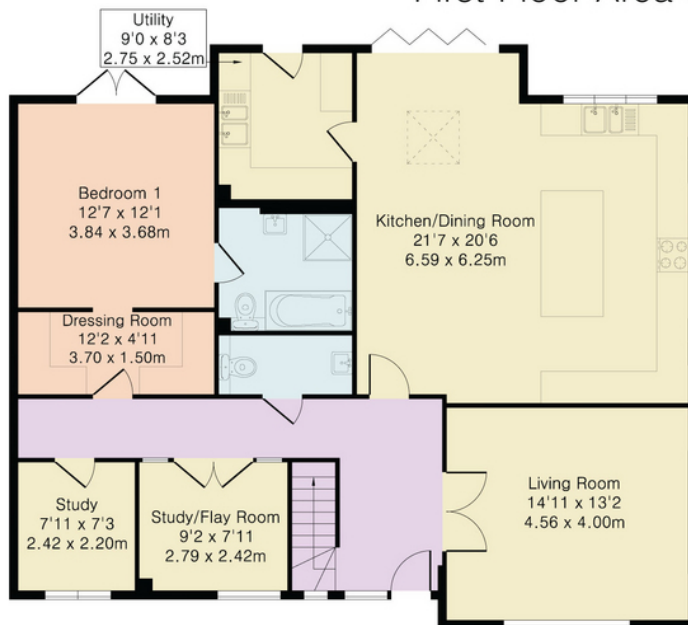
Upton is a small village of approximately 170 houses within the Vale of the White Horse in Oxfordshire. The village lies on a spring line on the edge of the North Wessex Downs, designated in 1972 as an Area of Outstanding Natural Beauty, between the villages of Blewbury, East and West Hagbourne, Harwell and Chilton. Upton has a thriving village pub, a village hall and children's playground, both sited within a large recreation ground. There are plenty of active community groups, such as a Wine Club. Upton benefits from being conveniently located with good commuter links both via road (A34 / M4) and rail (Didcot Parkway mainline is a short drive approximately 3 miles away offering access to London Paddington in 40 minutes).

Thomas Merrifield and their clients give notice that:

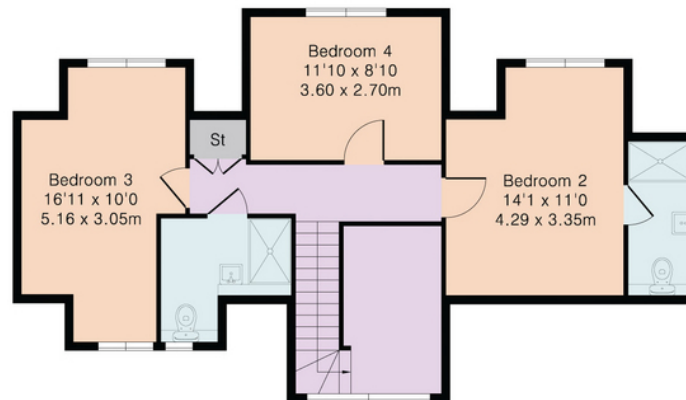
1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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Ground Floor



First Floor

Didcot Office
103 Broadway, Didcot
Oxfordshire, OX11 8AL

T 01235 813 777

E didcot@thomasmerrifield.co.uk

W thomasmerrifield.co.uk

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