



Ingleside Cottage, Hollow Way, Upton, OX11 9HP
£975,000 Freehold

THOMAS
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SALES LETTINGS





The Property

Located in an elevated position within the centre of an outstanding plot is this four bedroom, two bathroom detached house with annex, swimming pool and double garage positioned perfectly in a quiet location on the edge of Upton village enjoying almost complete privacy.

The current accommodation comprises of; entrance hall, cloakroom, 5 flexible reception rooms; the main lounge with inglenook fireplace, a recently re-fitted and modernised kitchen diner with fully integrated appliances, dining room, utility room, study and conservatory. On the first floor there is a family bathroom and four bedrooms with the principal room offering an en-suite shower.

The grounds surround the property and offer large driveway to the front leading to a double garage with light, power and small workshop. To the side and rear there is further land with a large terrace/patio area and swimming pool. Above the garage sits a large annex comprising vaulted ceiling, lounge diner, newly fitted kitchen, bedroom and bathroom. This 'one off' home is perfectly situated for village living.

For the size, location and presentation to be fully appreciated, this property must be viewed.





Key Features

- Elevated position in the centre of an outstanding plot.
- Four bedrooms and two bathrooms.
- Large one bedroom self-contained annex.
- Swimming pool.
- Potential for extension and re-configuration subject to planning permission.
- Newly re-fitted and fully integrated kitchen.
- Double garage with workshop.
- Quiet location offering almost complete privacy.



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 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 mainline is a short drive approximately 3 miles).

Some material information to note: Oil fired central heating, mains water, mains electrics, and septic tank. The property has private driveway parking. Ofcom checker indicates standard, superfast and ultrafast broadband is available at this postcode. Ofcom checker indicates mobile availability and mobile data is available with all major providers at this postcode. The annex is registered as a council tax, but all being sold as one. The government portal generally highlights this as a very low risk area for flooding. Details of any covenants or further information relating to the register of title is available on request from the estate agent.

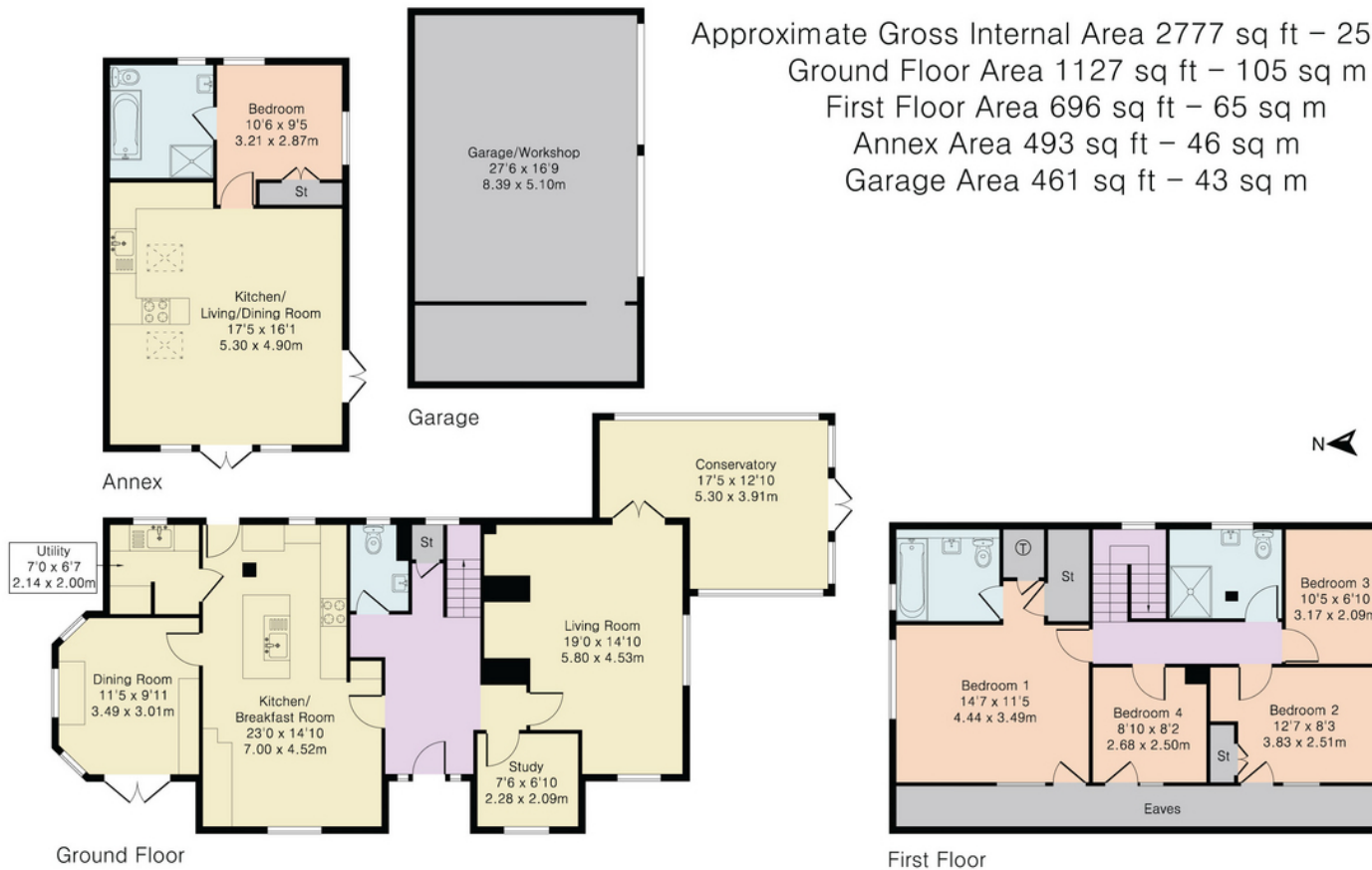


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Approximate Gross Internal Area 2777 sq ft – 259 sq m
Ground Floor Area 1127 sq ft – 105 sq m
First Floor Area 696 sq ft – 65 sq m
Annex Area 493 sq ft – 46 sq m
Garage Area 461 sq ft – 43 sq m



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