



Church Street, Upton, OX11 9JB

£875,000 Freehold

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SALES LETTINGS





The Property

A unique and striking village house extended and remodelled for the present owners to an individual contemporary style, all set in a generous and mature plot of just over quarter of an acre within this highly regarded south Oxfordshire village.

Sine Nomine offers particularly versatile accommodation with up to five bedrooms, two family bathrooms and an en-suite to the principal bedroom. The reception spaces are impressive with a double height living room with gallery landing over being particularly standout. This in turn opens to an oak veneer panelled snug style family room. Oak fittings feature throughout the property, which contrast with the striking black aluminium feature windows, which draw the eye to the views over the mature gardens.

To the rear of the property the vibrant garden is a blend of productivity and beauty, with a carefully designed growing area, greenhouse and fruit trees blend perfectly with the property. Finally, to the front there is ample driveway parking plus a double garage with light and power.

To full appreciate the size, architecture and location of this fabulous home, viewings are highly recommended.





Key Features

- A unique, detached family home
- Set on a mature plot of a quarter of an acre
- Five double bedrooms
- Mature gardens to the front and rear
- Workshop with light and power
- 4KW solar panels with 4.8KWH battery
- Ample driveway parking and double garage with power, light and twin electric doors



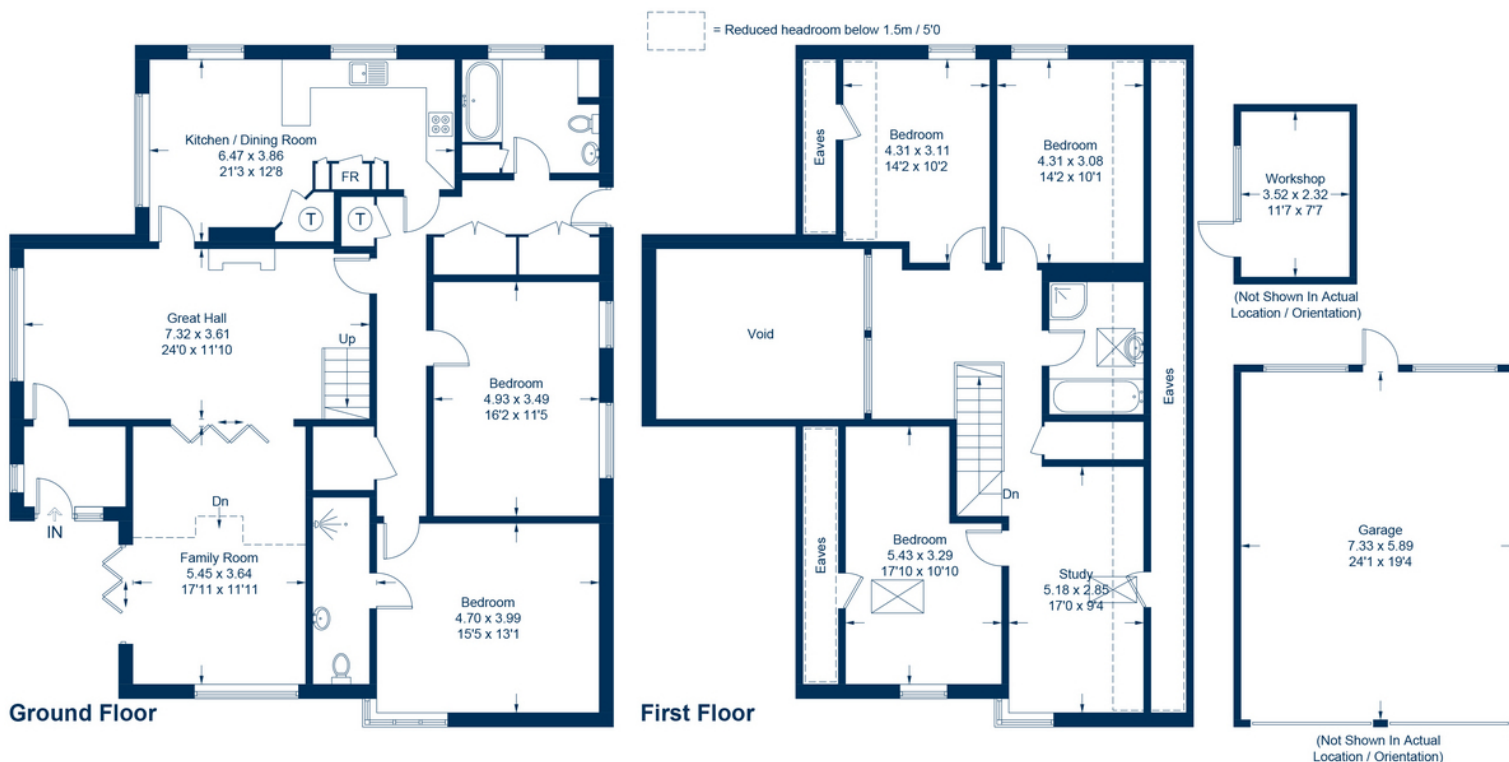
The Location

Some material information to note: Air source heat pump central heating system, Mains water, mains electrics, mains drains. The property has private driveway parking. Ofcom checker indicates standard to superfast broadband is available. Ofcom checker indicates mobile availability and data voice calls could be compromised with some major providers. The government portal generally highlights this as an unlikely/very low risk address for flooding. We are not aware of any planning permissions in place which would negatively affect the property. Details of any covenants or easements are available on request from the estate agent.

Upton is a pretty and popular village lying approximately 4 miles to the south of Didcot. The village boasts many pretty period properties an historic church and a recently refurbished thriving village pub (The George at Upton). The neighbouring village of Blewbury just 2 miles away offers additional facilities including a primary school pre-school popular farm shop and garden centre and a garage and filling station with convenience store. Didcot offers more comprehensive shopping and leisure facilities together with an excellent mainline rail service from Didcot Parkway to London Paddington in approximately 45 minutes. There is a cycle way from the village along the old railway line connecting to Didcot in under 2 miles.



Approximate Gross Internal Area
 Ground Floor = 144.5 sq m / 1,555 sq ft
 First Floor = 82.9 sq m / 892 sq ft
 Garage & Workshop = 51.4 sq m / 553 sq ft
 Total = 278.8 sq m / 3,000 sq ft
 (Excluding Eaves & Void)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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