



Newmans Close, Upton, OX11 9JA
£945,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

Approaching nearly 3000sqft of expansive and renovated internal accommodation is this white rendered and privately situated five bedroom detached family within the pretty village of Upton.

Situated towards the end of Newmans Close and occupying a pleasant spot overlooking open farmland which is typically used for crop, 'Downleigh' within the last decade has benefitted from significant alteration and extension works from its original dwelling. Originally a bungalow constructed in the 1960's, the property has since that time had the additional of the first floor and extensions completed to the side & front.

The ground floor has four to five reception rooms offering versatile living space to accommodate all family needs with the hub of the home being the open plan kitchen dining room complete with central island with breakfast bar & fitted kitchen appliances. Further to the ground floor is a W/C, entrance hall and utility room.

The first floors accommodation has 4 well proportioned bedrooms and four piece family bathroom. The principle bedrooms Juliet balcony & double glass doors offer idyllic views over South Oxfordshire countryside; further more to the largest bedroom is an en-suite shower.

Additional to the internal living space and accessed via the front driveway or rear garden is a separate studio with W/C & bedroom space to the first floor. This offer the perfect opportunity to acquire self contained living space & offers the opportunity to either create an annexe or incorporate in to the internal house (Subject to the correct planning permissions).





Key Features

- Underfloor heating throughout the open plan kitchen dining room
- Open views overlooking South Oxfordshire countryside to the rear of the property
- Ample off street driveway parking to the front for multiple vehicles
- Juliet balcony and en-suite shower room to the principle bedrooms
- Seperate accommodation to the side of the property with own access offering ideal annexe accommodation (STPP)
- Flexible internal living accommodation via the five reception rooms including home office space/ study
- 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
- Within short driving distance to Didcot Parkway Station which offers mainline services to London Paddington, Oxford and Reading

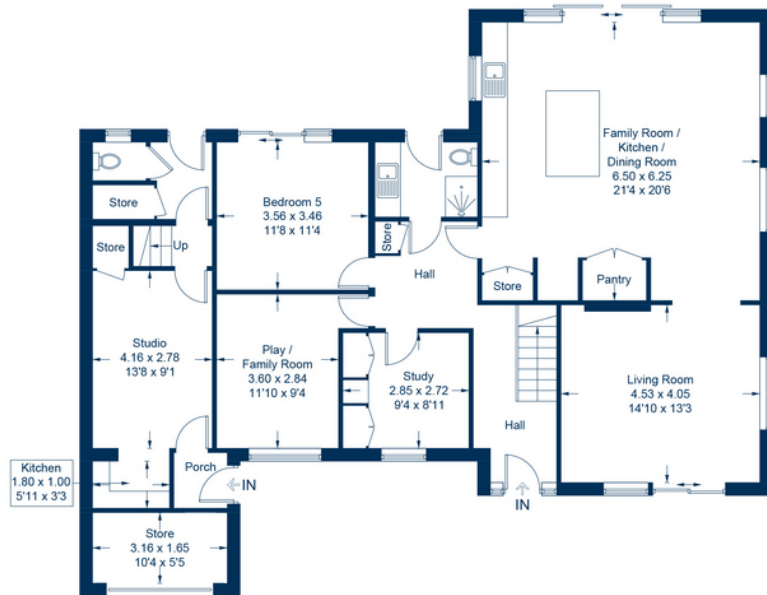


The Location

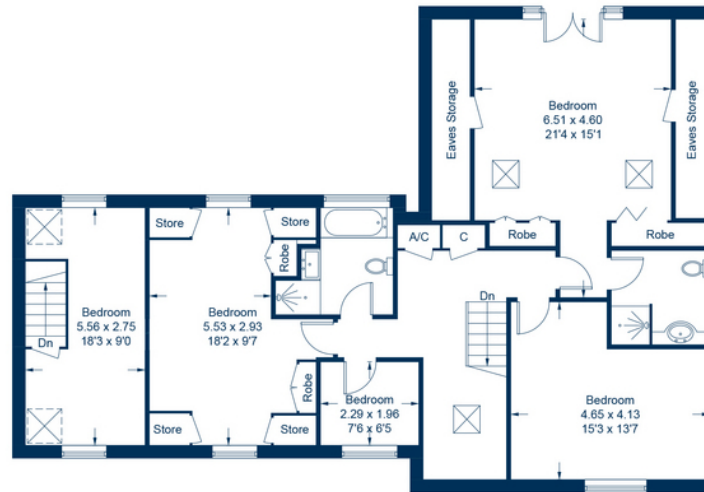
Upton is a pretty and popular village lying approximately 4 miles to the south of Didcot. The village boasts many pretty period properties an historic church and a recently refurbished thriving village pub (The George at Upton). The neighbouring village of Blewbury just 2 miles away offers additional 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 = 140.6 sq m / 1,513 sq ft
 First Floor = 122.6 sq m / 1,320 sq ft
 (Including Eaves Storage)
 Store = 5.2 sq m / 56 sq ft
 Total = 268.4 sq m / 2,889 sq ft



Ground Floor



First Floor

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.

© CJ Property Marketing Ltd

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.

Didcot Office

103 Broadway, Didcot
 Oxfordshire, OX11 8AL

T 01235 813 777

E didcot@thomasmerrifield.co.uk

W thomasmerrifield.co.uk

THOMAS
 MERRIFIELD
 SALES LETTINGS