



High Street, Upton, OX11 9JE

£1,495,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

A unique contemporary house built in the barn style, set in grounds of just under half an acre in a wonderful location in the heart of this pretty village.

Completed in 2019 by bespoke developers, Fenton homes, Stowe House is one of just three properties built in the former grounds of Upton Manor. The property boasts over 3000 square-foot of accommodation overall, including a 9.5 metre (31 ft) family kitchen with both bifold and French doors opening to an impressive fullwidth patio. A generous hall, utility room and cloakroom complete the ground floor whilst the first floor consists of five bedrooms, of which the three principal rooms have ensembles.

The overall specification is impressive and including a stylish kitchen complete with sit up island, a full range of integrated appliances and granite works surfaces. The kitchen is divided from the snug by way of a two way central wood burner, adding further to the open plan atmosphere of this part of the house. The hall features an oak and glass staircase which compliments the internal doors and timber strip flooring. Bathrooms and ensuite are equally impressive as is the outside space. To find a garden of this size in such an idyllic setting in a 21st century build is rare indeed.





## Key Features

- 3000 ft.<sup>2</sup> of accommodation
- Five bedrooms with three ensuite's
- 9.5 metre family kitchen and adjoining snug
- Green energy air source heating (underfloor to the ground floor)
- Gardens and grounds of half an acre
- Generous gravel driveway and double garage
- Fully boarded loft
- Feature staircase and woodstrip flooring
- EPC Rating B
- Council Tax Band G



## 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 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 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. The A34 can be accessed at the Chilton interchange just 2 miles away and offers a fast connection to the M4 at Newbury and the M40 at Bicester.

### Material information

The property is connected to mains electricity, water and drainage.

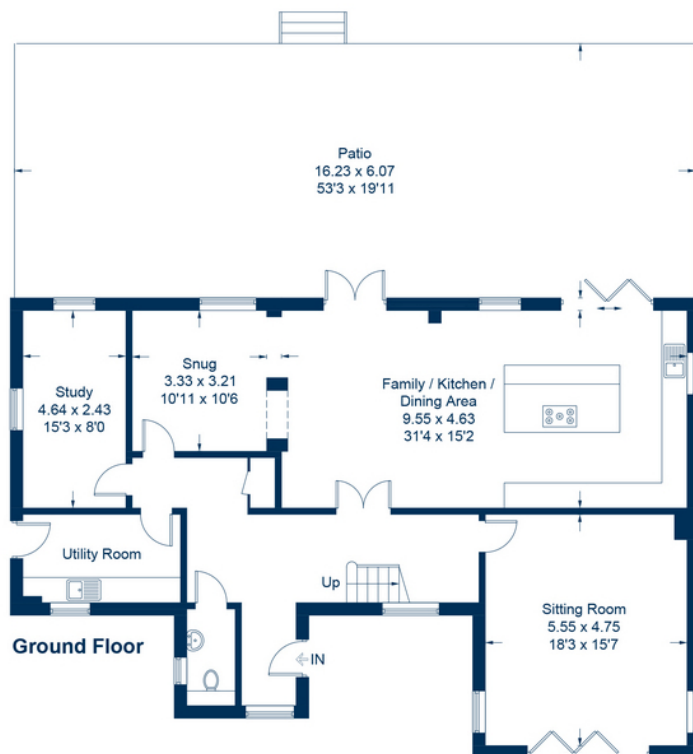
Central heating is via air source heat pump.

Ofcom checker indicates basic to superfast broadband is available at this postcode. Ofcom checker indicates some restricted mobile reception availability with certain providers.

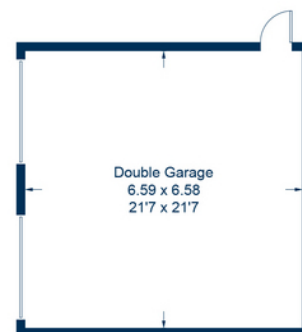
The government portal generally highlights this as an unlikely/very low risk postcode for flooding. Details of any covenants or easements are available on request from the estate agent.



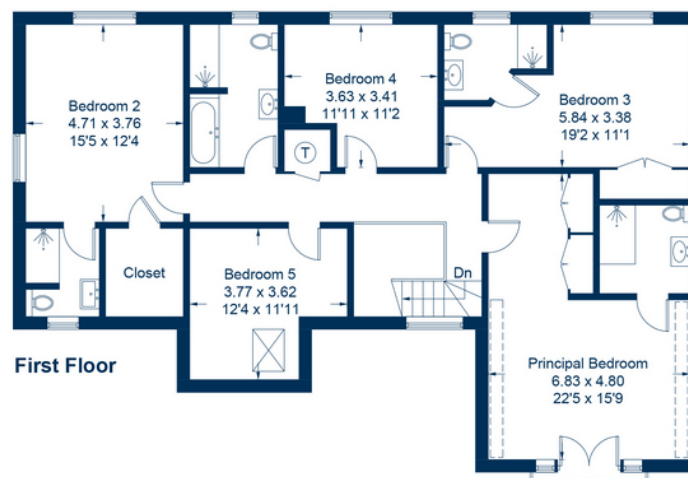
Approximate Gross Internal Area  
 Ground Floor = 133.8 sq m / 1,440 sq ft  
 First Floor = 130.2 sq m / 1,401 sq ft  
 Double Garage = 43.6 sq m / 469 sq ft  
 Total = 307.6 sq m / 3,310 sq ft



= Reduced headroom below 1.5m / 5'0"



(Not Shown In Actual Location / Orientation)



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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