



Alexander Close, Upton, OX11 9JP
£1,195,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

An impressive and beautifully presented detached house finished in the New England style offering expansive flexible accommodation in a lovely setting surrounded by mature and particularly private gardens extending in order to 0.35 acre.

Orchard House dates from the 1980s but has been comprehensively updated, improved and enlarged by the present owners to an exacting standard. The ground floor accommodation boasts an impressive open plan kitchen and dining space, a large sitting room, a bright and generously proportioned family room as well as a separate study and utility room. Upstairs are four double bedrooms with an en-suite to the principal bedroom and a family bathroom.

The gardens and grounds are equally impressive. The house is tucked away at the far end of a cul-de-sac of just five properties behind a brick wall and gated driveway. The gardens surround the house, which is set in a tree lined hollow to provide a wonderfully private garden with West facing deck.





Key Features

- Beautifully presented throughout
- 4 double bedrooms
- Impressive open plan family kitchen dining space
- Large sitting room with wood burner
- Study
- Generous Family Room
- Stylish bathroom fittings
- Secluded 0.35 acre gardens
- Large driveway and garage/workshop
- Council Tax 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.

Mains water, electricity, drainage and Oil central heating. Ofcom checker indicates standard to superfast broadband is available. Ofcom checker indicates there is fair mobile coverage. The government portal generally highlights this as an unlikely/very low risk address for flooding. Properties built or renovated pre-1999 may contain asbestos in certain building materials e.g. Artex, vinyl tiles, sheet boards and corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice as we have not carried out a survey. We are not aware of any planning permissions in place which would negatively affect the property. Details of any further information relating to 'The Register of Title' can be available on request from the estate agent.



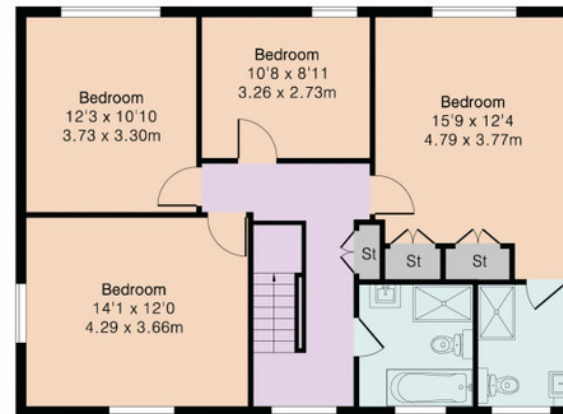
Approximate Gross Internal Area 2221 sq ft - 206 sq m (Including Garage)

Ground Floor Area 1367 sq ft – 127 sq m

First Floor Area 854 sq ft – 79 sq m



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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