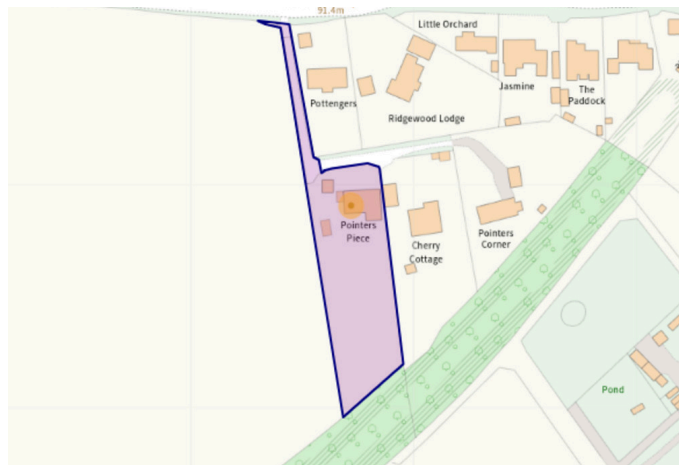




Chilton Road, Upton, OX11 9JL
£850,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

A sizeable, detached bungalow with swimming pool located on a private road within the desirable village of Upton.

Occupying a private & pleasant plot of nearing on an acre with the inclusion of a nature reserve within the old railway embankment; 'Pointers Piece' comes to the market for the first time in a number of decades.

The property is being offered to market with no onward chain and comprises of an ample driveway, two bedrooms with one of these being accompanied by an en-suite, utility room, kitchen/breakfast room, family bathroom, two reception rooms and a large indoor swimming pool with integral plant room.

Material information.

Mains water & electricity. Septic tank 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. There is a selection of PV solar panels to the rear of the garden – unfortunately we do not hold any information relating to these. The sellers have commissioned a structural engineers report which is available. Details of any further information relating to 'The Register of Title' can be available on request from the estate agent.



Key Features

- No onward chain
- Situated along a private resident drive within the pretty village of Upton
- Detached Bungalow
- Ample driveway parking
- Indoor swimming pool adjoining the property
- Situated on a large plot approaching nearly an acre
- Within a short distance to countryside walks and within a stone throws of The George - refurbished village pub
- EPC Rating F
- Council Tax E



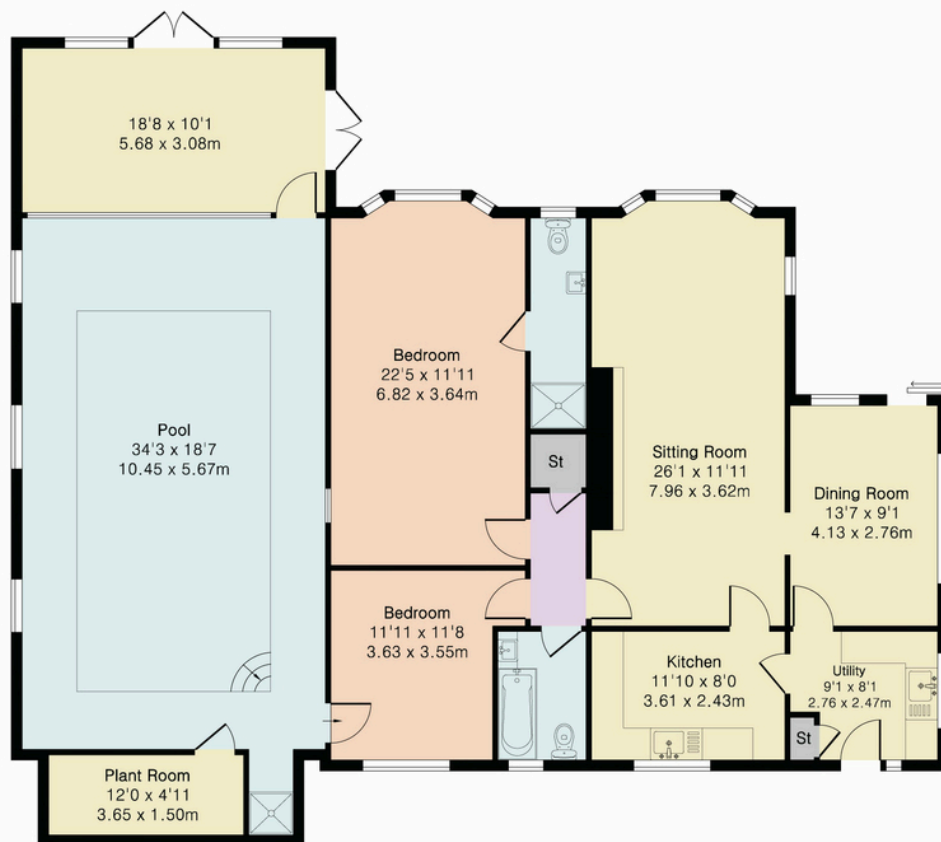
The Location

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.

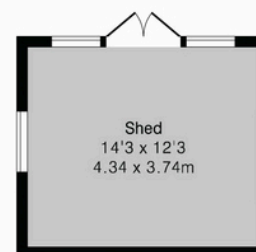


Approximate Gross Internal Area 2039 sq ft - 189 sq m (Excluding Outbuilding)

Outbuilding Area 175 sq ft – 16 sq m



Ground Floor



Outbuilding

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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.

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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.

