

No 2, Uplands House

Upton, Banbury, OX15 6HJ

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LOCATION

The property is located in Upton, next to the villages of Ratley and Hornton, in the county of Warwickshire. It is 5.52 miles to the north west of Banbury, 12.17 miles to the south east of Leamington Spa and 12.14 miles to the east of Stratford-Upon-Avon. There are good transport links nearby, including M40 J11 (6.55miles) and Banbury rail station (6.43miles), providing links to Oxford, Birmingham and London. Local services include pubs in Edgehill and Horton, and schools found in, Tysoe, Sibford and Shenington. Furthermore, the property is opposite the popular National Trust site of Upton House and gardens.

DESCRIPTION

The semi-detached three storey house is accessed via a tree-lined shared drive, to parking space at the front of the property, with paved porch lined with flower beds and pebbled path to the side of the house, which leads to the rear mature garden, a well landscaped area, with curved patio, pergola and seating extending from the house and large grass area overlooking parkland, bordered by mature hedges, oak fencing, trees and shrubs. The garden also has a constructed extension childrens' play frame.



THE FARMHOUSE

From the front door, a hallway with parquet flooring, leads to the kitchen, snug, a downstairs WC and storeroom and carpeted stairs to the first floor.

KITCHEN - Farmhouse kitchen with Aga, fitted kitchen, larder and central breakfast bar. It includes a tiled floor, a curved lobby to the rear elevation, as well as access from a door to the front elevation. The lobby includes plumbing for a washing machine and accesses the rear garden.

DINING ROOM - Leading from the kitchen, the dining room comprises parquet flooring and French doors to the rear elevation for a light, airy feel and archway leading to the sitting room.

SITTING ROOM - The sitting room comprises a large log burner and Harth, under stair store cupboard, window to rear elevation and parquet flooring.

WC - The downstairs WC includes parquet floors, wash hand basin and storage.

BEDROOM 1 - The large double master bedroom comprises windows to the front and rear elevation. A curved gallery to the front elevation leads to a dressing room with large wardrobes and ensuite including 'His and Hers' wash hand basin, WC and large walk-in shower. A second curved gallery to the rear elevation provides views over garden and parkland.

BEDROOM 2 - The second bedroom is a double room, with double window to front elevation, large store cupboard and carpeted flooring.

BEDROOM 3 - A double room with window to rear elevation and carpet floors.

FAMILY BATHROOM - The bathroom has a wooden floor, window to rear elevation, bath, WC, wash hand basin and stone wall feature.

BEDROOM 4 & 5 - Stairs from the first-floor lead to the second-floor landing and two bedrooms. Bedroom 4 is a single room with dormer windows to front and rear elevation. Bedroom 5 is another single room with window to front elevation.

The second floor includes further storage space and cupboards.

TENURE AND POSESSION

We understand Vacant Possession will be available upon completion.

METHOD OF SALE

For Sale by Private Treaty.

SERVICES

The property benefits from mains water, electric, with foul drainage to a private system.

COUNCIL TAX

2 Uplands House is in the Council Tax band F

ENERGY PERFORMANCE CERTIFICATE

2 Uplands House has an EPC rating of E

ANTI MONEY LAUNDERING LEGISLATION

In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

VIWEING

Viewings are strictly by appointment with Brown&Co.

Tom Birks|01295 220220|tom.birks@brown-co.com
Sammy Borland|01295 220209|samantha.borland@brown-co.com

LOCAL AUTHORITY

Stratford-on-Avon District Council – 01789 267575
Warwickshire County Council – 01926 410410

PLANS, AREA & SCHEDULES

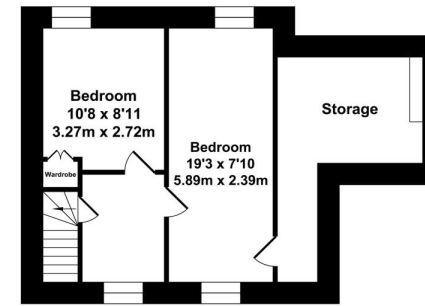
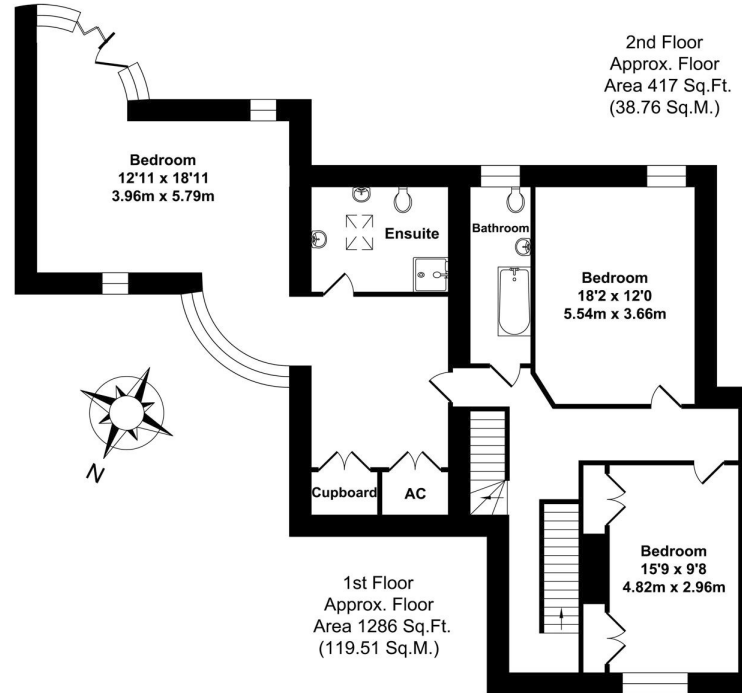
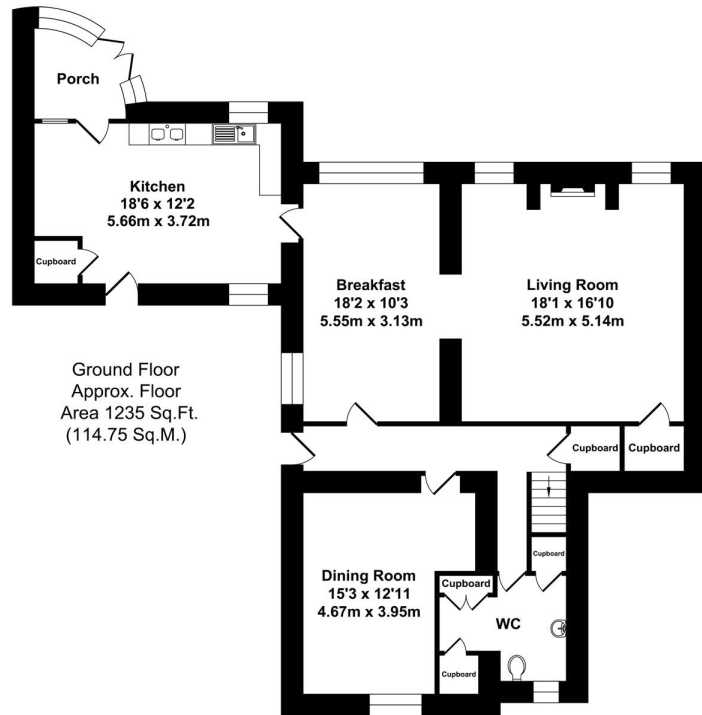
Plans included within these particulars are for identification purposes only and shall not form part of any contract of agreement for sale.

GENERAL REMARKS & STIPULATIONS

These particulars are Subject to Contract.



Total Approx. Floor Area 2939 Sq.Ft. (273.02 Sq.M.)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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