



**Guide Price**  
**£1,950,000**  
**Freehold**

### The Pines, Upperton

A delightful 5 bedroom period family home, located in the tranquil village of Upperton, with outbuildings and a sizeable plot of approx. 1.5 acres

- Period family home
- 5 bedrooms
- 4 Bathrooms
- 3 Reception Rooms
- Study
- Utility Room
- Basement Room
- Multiple outbuildings
- Grounds of approx. 1.5 acres
- Far reaching views

A 5 bedroom family home with far reaching views and grounds of approx. 1.5 acres

- 📍 Watlington 3 miles
- 📍 Wallingford 9 miles
- 📍 Oxford 16 miles
- 📍 M40 (J6) 5 miles
- 📍 London 50 miles
- ✈ Heathrow 39 miles





## The Pines

Situated in delightful grounds of approx. 1.5 acres, The Pines has been a cherished family home for nearly 40 years. Over the years the house has been adapted for multi generational living and has very flexible and generous accommodation arranged over three floors with all the principal rooms taking in the wonderful far reaching rural views.

From the elegant raised porch and stepping through the front door, the entrance hall leads to a double aspect sitting room with views over the grounds and fields beyond. Also on this floor is the second reception room. Stairs from the hall lead up to the landing and the principal bedroom suite, there are two further double bedrooms and the family bathroom. On the second floor, there are two more bedrooms and a shower room.

The lower ground floor has a central hallway stepping out to the garden and leading to the kitchen, dining room, a large utility room / ante kitchen, and a large study. Also from the hallway steps lead down to a fabulous cellar/games room, wine store and a large walk in store room.

## Outside

The gardens and grounds are accessed from the lane onto a gated driveway. Beyond the house there is a large courtyard with range of well maintained outbuildings including garaging, work shop and store rooms. Ideal for those looking to store or fettle motor vehicles.

The landscaped gardens have been a particular joy for our clients, they have been curated to give ornamental areas with a large Koi pond and sitting areas. There is a fabulous kitchen garden, and an impressive greenhouse with all the facilities one could ask for. Beyond the garden is the paddock and beyond that open fields which provide the perfect backdrop to this fine country house.

## Upperton

The village of Upperton is a quiet rural hamlet only 3 miles to the west of Watlington and together with the neighbouring village of Brightwell Baldwin includes a lovely 15th century church and the well known Lord Nelson Inn. Watlington is within 3 miles and provides ample shops and services including a public library, excellent primary and comprehensive schools, surgery and sports amenities. More comprehensive facilities and shops can be found in nearby Wallingford, Thame, or Henley on Thames all of which are within easy reach across rural lanes. Junction 6 of the M40 is 5 miles distant and provides easy access to the Midlands, London and the regional business centres of Oxford and High Wycombe.

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## Services

Mains Services: Electricity, mains water. Private drainage.  
Heating: Oil fired central heating.  
Broadband: Ultrafast broadband available up to 1000Mbps  
Local Authority: South Oxfordshire District Council.  
Council Tax Band: G  
EPC: F

## Directions

Postcode: OX49 5NY What3Words:/// removers.blushes.bridge

## Viewings

Viewing by prior appointment with Robinson Sherston office.

Tel: 01491 614000

Email:

watlington@robinsonsherston.co.uk



## Sales Disclaimer

*IMPORTANT NOTICE: Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or that any services, appliances, equipment, or facilities are in good working order. Measurements and distances referred to are given as a guide only whilst descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Purchasers must satisfy themselves by inspection or otherwise on such matters prior to purchase.*