









Guide Price
£770,000 Freehold

5 Norton Cottages
Upperton, Brightwell
Baldwin OX49 5NX

This substantial semi-detached village house has been comprehensively re-modelled and extended in recent years to provide well-arranged and superbly appointed five-bedroom family accommodation together with a useful outbuilding, gardens and extended rural views.

-  Hall
-  Sitting Room
-  Open Plan Kitchen / Dining / Family Room
-  Utility Room
-  5 Bedrooms
-  3 Bath/Shower Rooms (1 En Suite)
-  Cloakroom
-  **Outbuilding: Office, Games Room (Garage)**
-  **Front & Rear Gardens**

A substantial and superbly appointed five bedroom family house in a lovely village setting

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



Description:

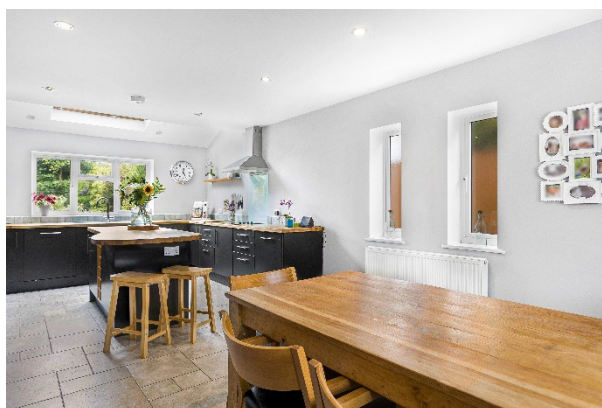
The house is situated in an elevated position that ensures excellent daylighting and some fine extended views over neighbouring farmland.

There are generous and well-stocked landscaped gardens to both front and rear together with an oak clad outbuilding providing a studio/office/store. Off-road parking for two vehicles lies alongside.

A roof conversion together with extensions to both the flank and rear have resulted in generous family accommodation amounting to almost 2000 square feet. There are 5 bedrooms in total with 3 bathrooms including a master bedroom suite that includes an en-suite bathroom and walk-in wardrobe or dressing room.

On the ground floor there are two large reception areas, one with a solid fuel stove and French doors to the garden and the other open plan to a comprehensively fitted modern kitchen with utility room alongside.

Much thought was been given to the remodelling of the house and this has resulted in an excellent arrangement of rooms on all three floors. A contemporary interior is well-equipped and employs some attractive finishes including oak flooring to the ground floor.



Location

The village of Upperton is a quiet rural hamlet only 2 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 2 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 or Henley on Thames. 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.





Gardens & Outbuilding

Gardens: From the road a pathway with lavender borders leads across an area of lawn planted with young fruit trees to the front door. There are two storage sheds here. A gate and side path to rear garden.

The **rear garden** is south-west facing. A stone paved terrace extends from the rear of the house with a Wisteria clad pergola providing a shaded area. Steps lead up to a shaped lawn with richly stocked beds and borders incorporating a wide and interesting variety of plants, shrubs and ornamental trees. An enclosed area conceals a log store and the oil storage tank. Outside power points and lighting. Outside oil fired boiler.

Outbuilding: An oak-framed and clad multi-purpose building currently provides an **office and studio/Games room** but this part of the building previously served as a garage and the double doors still remain, so reinstatement would not be difficult. **There are 2 private parking bays here.**



Services

Mains Services: Electricity / Water
 Private drainage via a shared water treatment plant
 Heating: Oil fired central heating
 Local Authority: South Oxfordshire District Council
 Council Tax: D
 EPC: D

Viewings

Viewing by prior appointment with Robinson Sherston Watlington office

Tel: **01491 614 000**

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.*



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	75
(55-68)	D	
(39-54)	E	61
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

5 Norton Cottages, Brightwell Baldwin
 Gross internal area (approx) = 182 sq m / 1959 sq ft
 Outbuilding = 34 sq m / 366 sq ft
 Total = 216 sq m / 2325 sq ft

