



Grove Cottages, Upperton, Brightwell Baldwin OX49 5P



Grove Cottages, Upperton

Located in this delightful semi-rural hamlet, a beautifully presented two-bedroom cottage, believed to date back to c.1910, with lovely views across open countryside both to the front and rear. It features sitting room with log-burning stove, stylish kitchen/breakfast room and separate dining room. On the first floor are two bedrooms and a luxury four-piece bathroom.

The property is double glazed throughout with air-source heating to radiators.

Tenure - Freehold

Accommodation

Entrance Hall: Quarry tiled floor.

Sitting Room: 12' x 11'6" Window to front, fireplace with wooden mantel and slate hearth with log-burning stove, quarry tiled floor, cast-iron radiator and under-stair storage cupboard.

Kitchen: 14'2" x 8'10" Window to rear, range of storage units with wooden worktops, induction hob with extractor hood above, electric oven, slim-line dishwasher, space for washing machine and fridge/freezer, radiator, down lighters.

Dining Room: 10'2" x 7'2" Window to rear and stable door to side, terracotta tiled floor, cast-iron radiator and down lighters.





Stairs to Landing: Loft access.

Bedroom 1: 12'3" excl. wardrobes x 11' Window to front with far reaching countryside, cast iron fireplace, cast-iron radiator and triple wardrobe.

Bedroom 2: 11'10" x 7' Window to rear with views across the garden and farmland beyond, wood floor and cast-iron radiator.

Bathroom: 12'6" x 7' Luxury 4-piece white suite including a free-standing bath and separate shower. Wood style heated tiled floor, heated towel rail, window, airing cupboard, downlighters and chrome radiator..

Loft: 14'6" x 6' (between rafters) There is a 7'3" ridge height, ladder, light and boarding.

Outside

The front garden is approximately 32' long and features a gravel path bordered by areas of lawn bordered with flowerbeds, picket fencing and a gate to the road.

To the rear there is a paved terrace and pathway leading to a large established lawn interspersed with mature fruit trees and flanked with planted borders and a timber fence border. The garden extends 42' from the rear of the house and abuts open farmland. There is right of way via nos. 3 & 4 round to the front of the property.

Store: 8' x 6' Of brick and tile construction with light and power.

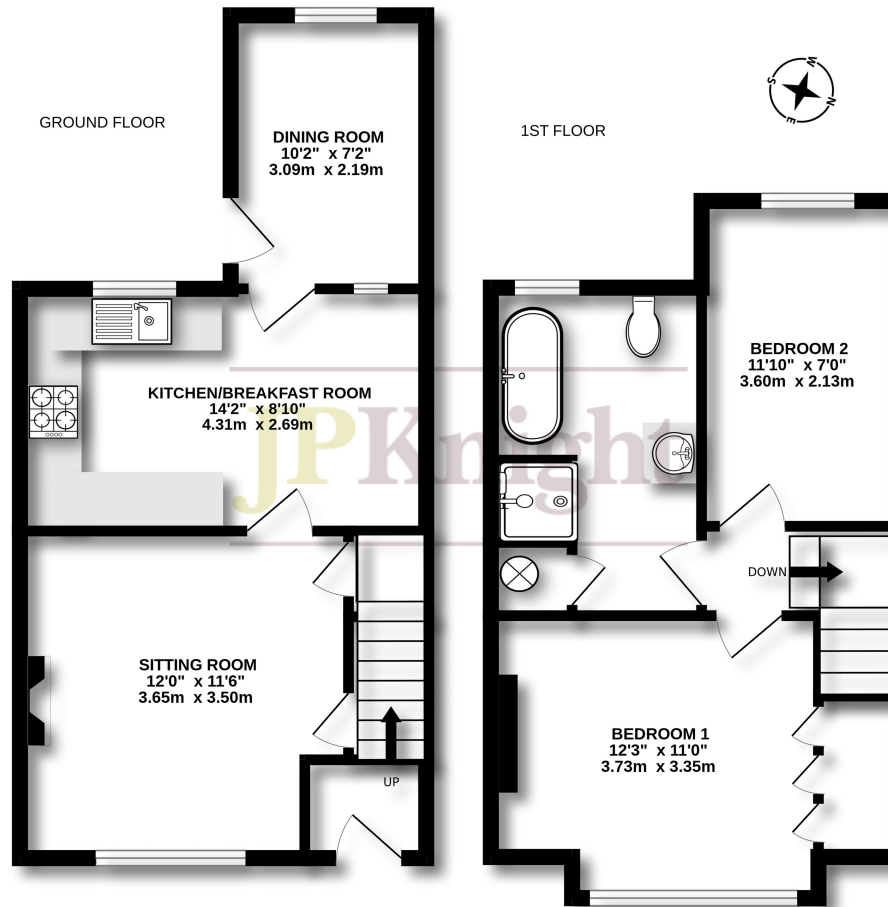


Directions

Leave Wallingford via the High Street over the Thames into Crowmarsh Gifford, proceed to the roundabout and turn left onto the A4074. After 1.7 miles turn right into Church Road, turn right at the T-junction onto the B4009, turn first left, on the Watlington Road (B4009) and follow the road for just over 2 miles and turn left into Grove Lane, (Brightwell Baldwin), turn right after 1.1 miles, the property is on the right at the far end of the village.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	87 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.



TOTAL FLOOR AREA : 775sq.ft. (72.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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