





## Brightwell Upperton, Watlington

Nestled in the heart of this delightful hamlet this single storey home has been lovingly extended and fully refurbished by the current owners to create a fabulous home with beautifully landscaped gardens.

The living space centres around an open plan living area with a vaulted ceiling it is flooded with natural light, adjacent is a stylish kitchen-breakfast room: there are also a possible 3 bedrooms with 2 bathrooms.

Set back from the road in an elevated position the grounds extend to just under half an acre and include ample driveway parking, stunning established gardens and terrace facing west, southwest and abutting countryside at the rear. This peaceful rural location is just 3 miles to the centre of Watlington and 6 miles to junction 6 of the M40 where the London Tube gives ready access to London and Oxford.



## Tenure - Freehold

### Accommodation

The property is double glazed with an air source heat pump and combination of radiators and under floor heating.

Entrance Hall: Wood style floor, radiator, down lighters and loft hatch.

Kitchen/Breakfast Room: Beautifully fitted with a range of storage units including a large island with breakfast bar, porcelain worktops and sink with boiling water tap. Integrated double electric oven, induction hob, extractor hood, full height fridge and freezer, dishwasher and washing machine. Kickspace heater, wood style floor, downlighters, opening to:

Living/Dining Room: A bright open plan space with a vaulted ceiling, glass panels and a gable window, French doors to the garden and two side windows, modern log stove on a slate hearth, downlighters, underfloor heating.





Side Porch: Door to the garden.

Bedroom 1: Featuring a wide picture window to the front and radiator.

Ensuite Shower Room: Fitted with a tiled shower cubicle, low level w.c. and stone hand wash basin on vanity unit. Tiled walls and floor with under heating, radiator, window and downlighters.

Bedroom 2: Front aspect, wall to wall range of cupboards/wardrobes, radiator.

Bedroom 3: Casement door and side window to the terrace, wood style floor and radiator.

Bathroom: Fitted with a panelled bath with shower unit and screen, low level wc, stone hand wash basin, tiling, window, downlighters and radiator.

#### Outside

To the Front: There is a block paved drive with double gates to an inner drive. Large area of lawn with established side hedges.

#### Rear Garden:

Studio/Utility Room: Pine construction with double glazed French doors, range of cupboards and worktops, space for tumble drier.

Stable: With stable door and power.

Gardens: Attractively landscaped it has a paved terrace with retaining wall and wide steps to a lawn with walled flower borders. A path leads through a rose arbor to the main lawn which has banks of established plants and shrubs. Beyond this a further area of lawn is interspersed with neatly arranged, sleeper edged beds with yew hedging. Extensive views overlooking countryside.



**Approximate Gross Internal Area 1765 sq ft - 164 sq m**

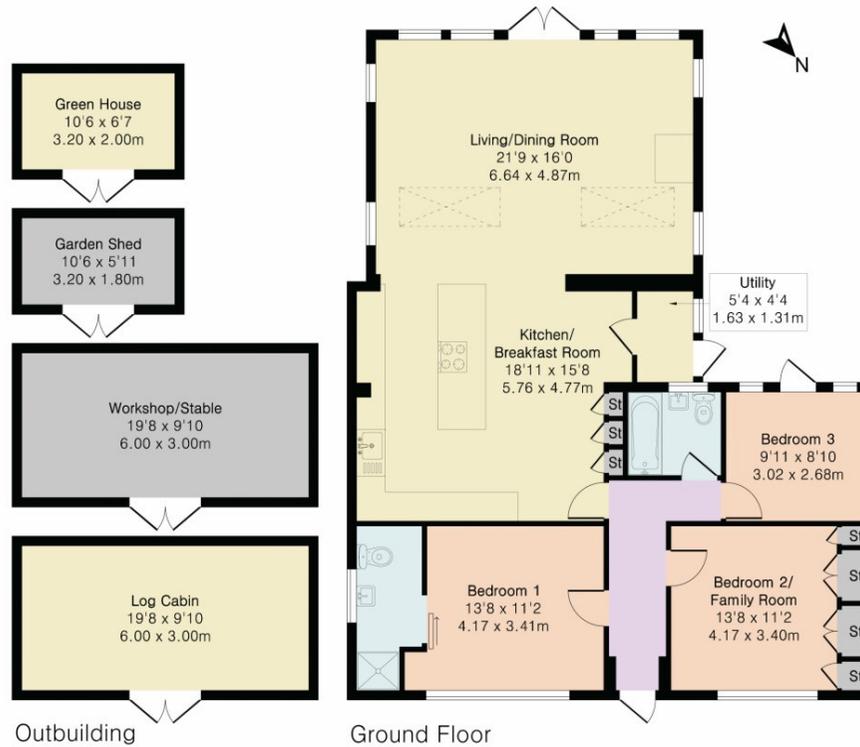
Ground Floor Area 1247 sq ft – 116 sq m

Outbuilding Area 518 sq ft – 48 sq m

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 out of the village, across the roundabout and then, after c.2 miles turn left into Grove Lane, (Brightwell Baldwin), turn right after 1.1 miles into Upperton, the property is along on the right.



**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.



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.

