

Stream Road, Upton, OX11 9JG

£765,000 Freehold

THOMAS MERRIFIELD

SALES LETTINGS









The Property

An individual village house set in a lovely mature garden offering well proportioned four bedroom accommodation in the heart of this pretty village.

Built to a high specification in the late 1980's, Castell is set back from Stream Road, a quiet lane, behind a mature beech hedge. The property features double glazed UPVC windows, oil central heating, built-in wardrobes to each of the four double bedrooms and a double integral garage.

In addition, there is a further substantial detached garage located to the front of the plot with studio above, ideal as a home office or potential annex.

Upton is a pretty and popular village lying approximately 4 miles to the south of Didcot. The village boasts many pretty period properties, an historic church and a thriving village pub (The George at Upton). The neighbouring village of Blewbury, just 2 miles away, offers additional facilities including a primary school, pre-school, popular farm shop and garden centre and a garage with convenience store.







Key Features

- Four double bedrooms
- Double aspect sitting room with fireplace
- Dining room with feature bay window
- Kitchen/breakfast room
- Utility Room
- Double integral garage
- Separate garage with studio over
- UPVC double glazed windows
- Well stocked mature gardens
- Council Tax Band: G EPC Rating: E





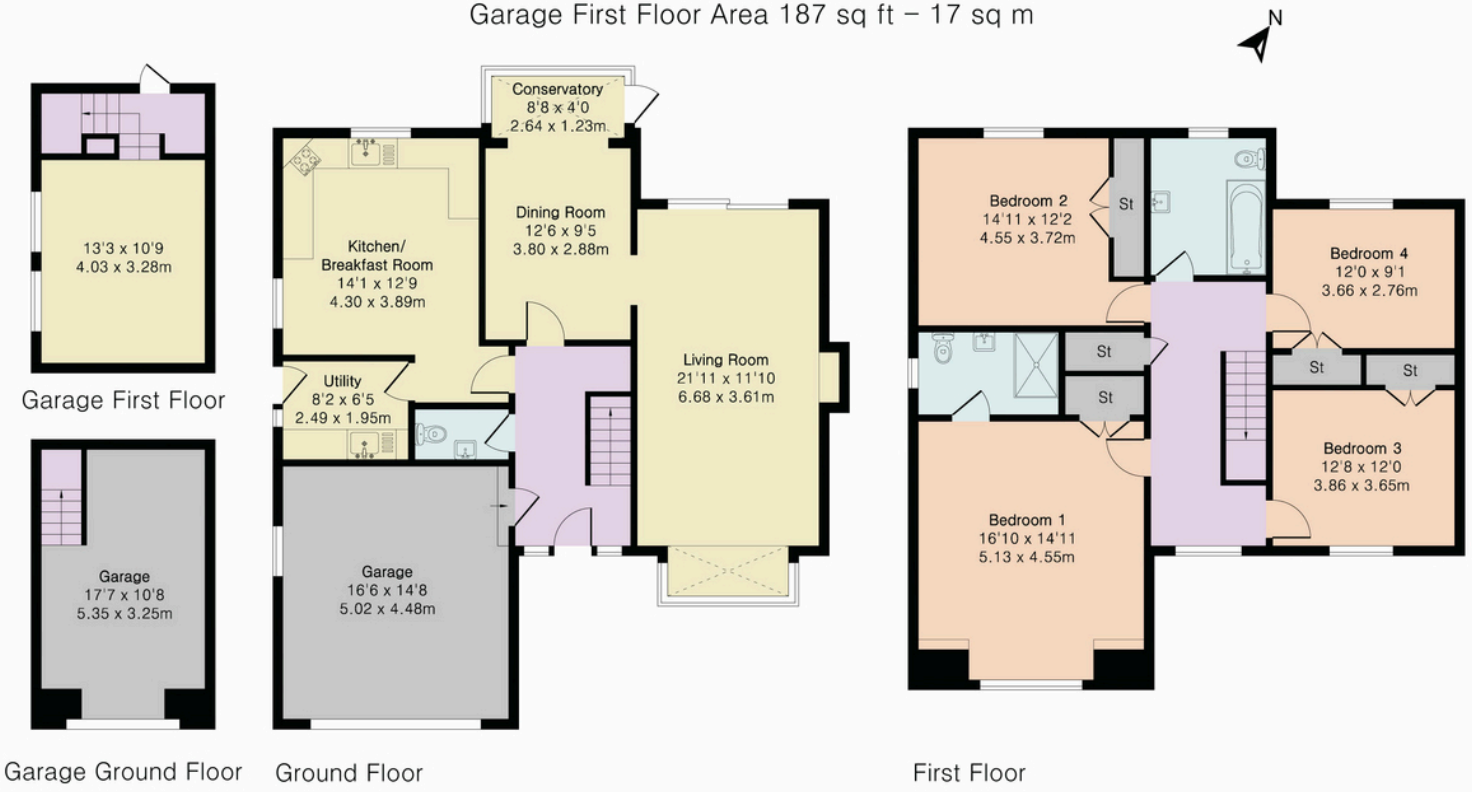


The Location

Didcot offers more comprehensive shopping and leisure facilities together with an excellent mainline rail service from Didcot Parkway to London Paddington in approximately 45 minutes. There is a cycle way from the village along the old railway line connecting to Didcot in under 2 miles. The A34 can be accessed at the Chilton interchange just 2 miles away and offers a fast connection to the M4 at Newbury and the M40 at Bicester.

Material information.
Mains water, electricity, drainage and oil central heating. Ofcom checker indicates standard to superfast broadband is available. Ofcom checker indicates there is fair mobile coverage with the possible exception of Three. The government portal generally highlights this as an very low risk address for flooding. Properties built or renovated pre-1999 may contain asbestos in certain building materials e.g. Artex, vinyl tiles, sheet boards and corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice as we have not carried out a survey. We are not aware of any planning permissions in place which would negatively affect the property. Details of any further information relating to 'The Register of Title' can be available on request from the estate agent.

Approximate Gross Internal Area 2099 sq ft - 195 sq m
(Including Internal Garage & Excluding External Garage)
Ground Floor Area 1101 sq ft – 102 sq m
First Floor Area 998 sq ft – 93 sq m
Garage Ground Floor Area 187 sq ft – 17 sq m
Garage First Floor Area 187 sq ft – 17 sq m



PINK PLAN

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.

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