



High Street, Upton, OX11 9JE
£985,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

A charming character village house dating from around 1850, enlarged over the years to offer well balanced, 4/5 bedroom accommodation in a quiet and desirable location within the unspoilt village of Upton.

Set in generous mature gardens, Rose Cottage offers character accommodation with generous ceiling heights and bright flexible accommodation. This includes a generous double aspect sitting room, separate snug, a well appointed hand painted kitchen arched through to the dining space and large conservatory. A cloakroom and large utility room complete the ground floor accommodation. The first floor is approached via two separate staircases accessing five bedrooms (alternatively four bedrooms and study) and two bathrooms.

The house is set back from the Lane with a mature hedge to the front boundary with five bar entrance gates leading to a large gravel driveway and garage. The particularly well stocked gardens are wonderfully secluded with a wealth of mature planting and include a generous terraced area with summer house.





Key Features

- 4/5 Bedrooms
- 3 Reception rooms
- Conservatory
- Well appointed Kitchen opening to dining space
- Double glazed windows
- Oil central heating
- Generous driveway and detached Garage
- Well Stocked secluded gardens
- EPC Rating D
- Council Tax Band F





The Location

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. 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

The property is connected to mains electricity, water and drainage.

Central heating is installed fired by Oil.

Ofcom checker indicates basic to superfast broadband is available at this postcode. Ofcom checker indicates some restricted mobile reception availability with certain providers.

The government portal generally highlights this as an unlikely/very low risk postcode 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.



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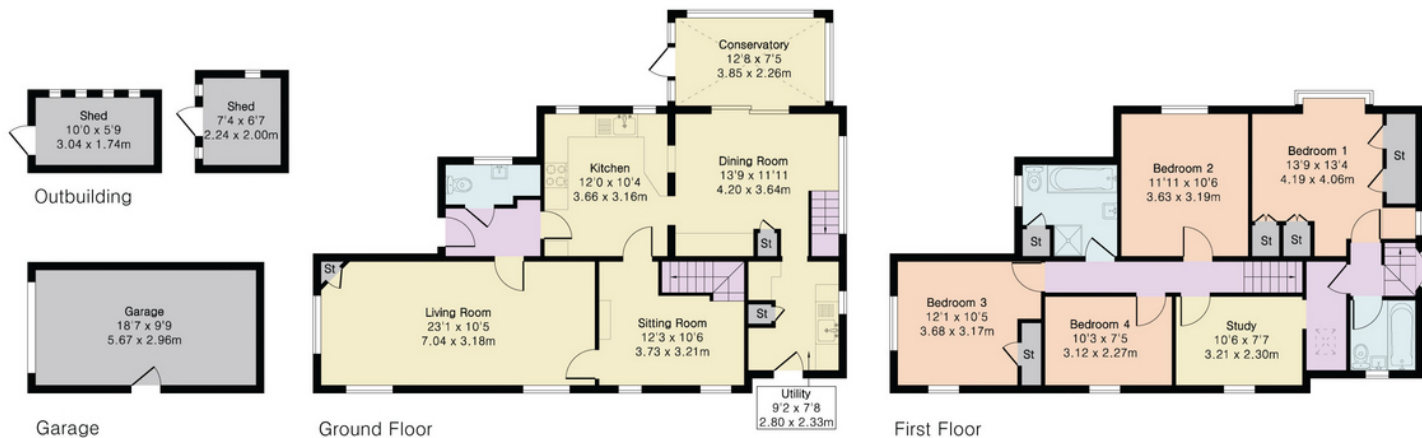
**Approximate Gross Internal Area 1752 sq ft - 163 sq m
(Excluding Garage & Outbuilding)**

Ground Floor Area 923 sq ft – 86 sq m

First Floor Area 829 sq ft – 77 sq m

Garage Area 181 sq ft – 17 sq m

Outbuilding Area 105 sq ft – 10 sq m



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