



Stream Road, Upton, OX11 9JG

£575,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS









## The Property

Situated in the heart of the popular village of Upton is this rarely available three bedroom detached family home enjoying an elevated position.

The accommodation comprises of an entrance hall with cloakroom and storage cupboard, spacious lounge with bay window, which leads into an impressive kitchen/diner spanning the width of the house with a recently re-fitted modern kitchen and a separate utility room with side access and a large conservatory situated off the dining area.

On the first floor there are three bedrooms, with a newly installed en-suite off the principal bedroom, family bathroom and a large storage cupboard.

Other benefits include private front and rear gardens and a double garage with light and power and parking.

For the size, location and presentation to be fully appreciated a viewing is highly recommended.







## Key Features

- Three bedroom detached family house situated in the heart of Upton village enjoying an elevated position
- Double garage with light and power and parking area
- Modern spacious kitchen/diner spanning the width of the property
- Utility Room
- Cloakroom
- Principal bedroom with en-suite
- Private enclosed gardens
- EPC Rating: D
- Council Tax Band: E







## The Location

Some material information to note:

Tenure - Freehold.

The property has oil fired central heating and is connected to mains water, mains electrics, mains drainage. The property has a double garage and has the responsibility of the upkeep of the parking area in front . Ofcom checker indicates standard to superfast broadband is available. Ofcom checker indicates there is good mobile availability with providers. The government portal generally highlights this as an unlikely/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.

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 recently refurbished 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 and filling station 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.



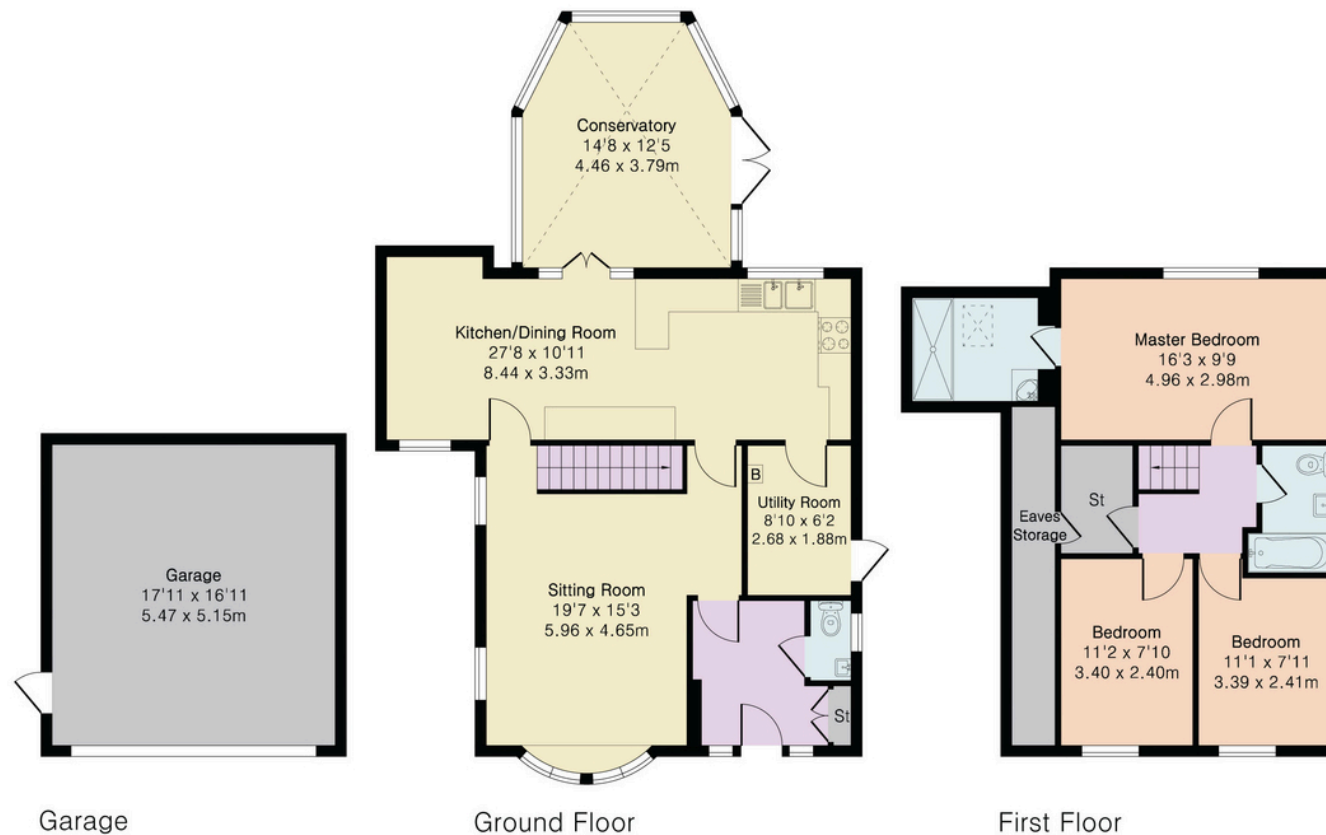


**Approximate Gross Internal Area 1361 sq ft - 126 sq m  
(Excluding Garage)**

Ground Floor Area 854 sq ft – 79 sq m

First Floor Area 507 sq ft – 47 sq m

Garage Area 303 sq ft – 28 sq m



Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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