



The Pines

Upperton | Brightwell Baldwin | Watlington | Oxfordshire | OX49 5NY

 **FINE & COUNTRY**

THE PINES



A striking and individual detached residence, dating back to the 17th century with significant Victorian extensions in the late 1800s. Offering accommodation over four floors, the property is set within approximately 1.5 acres of gardens and grounds, complemented by a range of outbuildings. Well positioned for access to local towns, amenities, and schools, just 13 miles from Oxford and a 12 minute drive to Junction 6 of the M40.



STEP INSIDE

Accommodation Summary

A truly beautiful and characterful detached, non-listed residence, The Pines has evolved gracefully from its origins as a former dairy farm built in the 1600's, with substantial extensions added around 1895. Today, it stands as an iconic and highly individual home, set in excess of 1.4 acres of mature gardens and grounds.

The property enjoys an exceptional setting, with a variety of outbuildings and storerooms that offer considerable scope for further use or development (subject to the necessary permissions). To the rear, uninterrupted views across open countryside create a rare sense of peace, privacy, and complete tranquillity. Despite its idyllic rural position, The Pines remains conveniently located, just a short drive—approximately seven minutes—from the charming market town of Watlington.

The accommodation is arranged over four floors and offers both versatility and elegance. The principal reception rooms are particularly impressive, featuring high ceilings, attractive bay windows, and original fireplaces, all of which overlook the surrounding gardens and grounds. The ground floor includes a well-appointed kitchen that connects seamlessly to the dining room, alongside a utility room, study, cellar, wine cellar and additional storage spaces.

In total, the property provides five bedrooms arranged across two floors, served by four bathrooms. The home benefits from oil-fired radiator central heating and double glazing throughout.

Accommodation Ground Floor

An attractive Victorian gabled porch with a solid oak entrance door opens into the: Main Entrance Hallway. A welcoming and characterful space with stairs leading to both the upper and lower floors.

Drawing Room. A beautifully proportioned reception room featuring an impressive working fireplace with a marble and timber surround, complete with a charming original butler's bell. High ceilings, decorative skirting, and coving enhance the sense of grandeur, while a double-glazed bay window provides delightful views over the gardens.

Sitting Room. A comfortable and light-filled double-aspect room featuring a bay window overlooking the rear garden and paddock, offering stunning far-reaching countryside views, with the double aspect also providing attractive outlooks across both the rear and side gardens.

First Floor

Bedroom. A well-proportioned room with two built-in cupboards and a window to the front aspect.

Bedroom. Featuring a single built-in cupboard and a front-facing window.

Bedroom. (Principal/Guest) A spacious room with a built-in cupboard and full-height bespoke wardrobes. A window overlooks the rear garden, and there is direct access to an adjoining bathroom.

En-suite Bathroom. Accessible from the principle bedroom and landing fitted with a low-level WC, wash

basin with cupboards and drawers, a panelled bath, and a separate shower cubicle with fitted shower and screen.

Airing cupboard adjacent to en-suite containing hot water tank / immersion heater

Family Bathroom Also accessed from the landing via a small stepped area with a second airing cupboard. Fitted with a panelled bath, wash basin, and low-level WC.

Lower Ground Floor

Inner Hallway. Featuring original quarry tile flooring and a door providing direct access to the garden.

Kitchen. A well-equipped kitchen fitted with a range of wall and base units, drawers, and ample work surfaces. Appliances include a Bosch electric hob with extractor hood, built-in Bosch oven and grill, and plumbing for additional appliances. A stainless steel single drainer sink unit sits beneath a rear-facing window, with a door leading through to the dining room.

Dining Room. A charming space with built-in storage cupboards and a window overlooking the rear garden—ideal for both everyday dining and entertaining.

Study. A characterful room with exposed beam work, storage cupboards, and a window providing natural light—perfect for home working.

Utility Room. Offering plumbing for appliances, a sink unit, space for a cooker, splashbacks, and a walk-in larder cupboard with shelving. Windows face the front aspect.

Shower Room. Fitted with a corner shower enclosure, heated towel rail, wash basin, low-level WC, and window.

Rear porch. Accessed from the kitchen, with a door leading out to the garden.

Cellar. A substantial space with extensive exposed beam work and direct access to the garden.

Store Room. Housing the oil-fired boiler, with slate workbenches providing practical storage and workspace. Wine Store A dedicated wine storage room with fitted racks and lighting.

Second Floor

Landing With a window to the side aspect.

Bedroom. Enjoying elevated views over the gardens, grounds, and surrounding countryside.

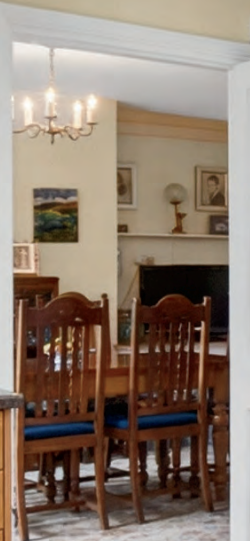
Bedroom. A further bedroom with 1 window to the front aspect. Access to substantial loft area

Shower Room. Fitted with a low-level WC, wash basin, and corner shower cubicle, with tiled walls.









SELLER INSIGHT

“ I have lived in The Pines for 40 years, having searched for a home that would accommodate my family of four, and my parents-in-law. This was ideal – spacious rooms, and independent living for my in-laws without having to build a granny annex. I’ve loved the fact that part of the house goes back 400 years, and was once a working farm. Having a large garden and many outbuildings meant we could accommodate several cars, have a useful workshop, grow our own fruit and vegetables, store garden equipment, etc.

I have loved village life – attending village events, even hosting some of them here. Although a small village, it has had wide exposure – eg as a filming location for *Midsummer Murders* and other dramas.

A really special part of living here, for me, is the surrounding countryside. I never tire of looking at the views from the back of the house, and have often thought “why would I want to live anywhere else?” However, I now need to downsize and pass The Pines onto someone else who will, hopefully, love it as much as I have.”*

* These comments are the personal views of the current owners and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









OUTSIDE

The approach to The Pines leads to a well-screened gravel driveway, providing parking for numerous vehicles. Metal gates open into the main gardens and grounds, where additional parking is available to the rear, along with access to the garages and outbuildings.

The setting is truly idyllic. Situated along a quiet country lane, the property offers a rare sense of seclusion and calm, with gardens that enjoy uninterrupted views across open Oxfordshire countryside. Rear Garden

The gardens are beautifully arranged into a series of distinct areas, combining formal and informal elements. A generous lawn extends to the side, offering further potential for development (subject to planning permission). This area is well maintained and bordered by mature shrubs and planting.

A particularly attractive feature is the ornamental pond, complemented by a rockery and a charming water feature with waterfall. There is also a productive fruit and vegetable garden, alongside a formal parterre that reflects the property's Victorian heritage. This theme is further enhanced by a delightful Victorian greenhouse, complete with light and power, measuring approximately 20'9" x 15'1".



Paddock

Extending to approximately 0.85 acres, the paddock enjoys far-reaching views across the Oxfordshire countryside. It is predominantly laid to lawn and interspersed with a variety of mature trees, including Silver Birch, Hornbeam, Flowering Cherry, Willow and Walnut.

Outbuildings

(Please refer to the floor plan for measurements)

Double Garage With two doors and an adjoining store room.

Workshop – with loft space and adjoining log store and single garage.

Single Garage With adjoining workshop, shed, and outside WC.











LOCATION

Upperton which adjoins Brightwell Baldwin is a small, quintessential English hamlet with deep historical roots, located in South Oxfordshire. It offers a strong sense of community, making it a safe and inviting environment for a growing family. Situated in a picturesque rural landscape, the hamlet is known for its tranquil charm and rich history. The Pines is approximately 10 miles southeast of Oxford, 3 miles from the market town of Watlington, 12 miles from Henley on Thames, 8 miles from Wallingford which also lies on the River Thames and offers extensive shopping amenities, including a large Waitrose. Wallingford also boasts a highly regarded high street, along with doctor and dental practices.

At the heart of the village is the beautiful St. Bartholomew's Church, a 13th-century Grade I listed building. The Lord Nelson, a fine dining restaurant and pub, is another hidden gem located in the village centre. Numerous scenic walks surround Brightwell Baldwin, including circular routes and easy hikes. Of particular note is the Library Walk, a 14-mile circular route that passes through nearby villages.

Schooling

The property is well placed for a wide selection of highly regarded state and independent schools catering for all ages and abilities within a convenient radius.

Primary Schools:

- Chalgrove Community Primary School
- Watlington Primary School
- Ewelme Church of England Primary School
- RAF Benson Community Primary School
- Benson Church of England Primary School

These well-regarded local primaries are all within approximately 1.5–3 miles of the property.

Secondary Schools:

- Icknield Community College
- Wallingford School
- Lord Williams's School
- The Oratory School

Independent & Preparatory Schools (within wider catchment):

- Magdalen College School
- Abingdon School
- Radley College
- St Helen and St Katharine

These schools are among the area's most highly regarded independent options, offering excellent academic reputations and facilities.

Commuter Connections

The property is well positioned for excellent transport links, making it ideal for commuters. Mainline rail services are available from nearby stations including Cholsey railway station and Didcot Parkway railway station, both providing fast and regular connections to London Paddington, Oxford, and Reading. The nearest station, Cholsey, lies approximately 7 miles away.

Road communications are equally convenient, with easy access to the M40 (junctions 5 and 6), providing direct routes to London, Oxford, and the Midlands. The nearby market towns of Watlington, Wallingford, and Thame offer a range of everyday amenities, while regular local bus services connect surrounding villages to Oxford and Reading.





INFORMATION

Services, Utilities & Property Information

Utilities – Mains water, electrics, private drainage, oil fired central heating.

Mobile Phone Coverage - '4G and 5G mobile signal is available in the area we advise you to check with your provider'

Broadband Availability - 'Ultra Fast Broadband Speed is available in the area, with predicted highest available download speed 1,000 Mbps and highest available upload speed 1000 Mbps.'

Tenure – Freehold

Postcode OX49 5NY - what3words: insolvent.waltz.award

Local Authority: South Oxfordshire District Council

Council Tax Band: G

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 01865 953244 - 07879407697

Website

<https://www.fineandcountry.co.uk/oxford-abingdon-and-wallingford-estate-agents>

Opening Hours

Monday to Friday - 9.00 am - 5.30 pm

Saturday - 9.00 am - 4.30 pm

Sunday - By appointment only



THE PINES UPPERTON BRIGHTWELL BALDWIN WATLINGTON OX49 5NY



APPROXIMATE GROSS INTERNAL AREA: 3629 sq ft, 337m²
 OUTBUILDINGS: 1899 sq ft, 176m²
 TOTAL AREA: 5528 sq ft, 514m²



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. For a free valuation, contact the numbers listed on the brochure. Printed: 28.04.2026





FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.



TRISTAN BATORY

PARTNER AGENT

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Tristan emerged from a classical musical background during the 1980's where he achieved with Distinction Grade 8 in the flute and piano. He has been lucky enough to work with many top performing artists and orchestras. A passionate interest in architecture spurred a career change training initially as an architect, surveyor and then, realising the pleasure of working with people, Tristan decided to become an Estate Agent.

Commencing his career as a sales negotiator, Tristan worked his way up, becoming an area manager, and within five years, was looking after 5 offices across Buckinghamshire for a top corporate company.

In 2001 he decided to set up an independent estate agent with fellow Partners in Princes Risborough and within 12 months we became firm market leaders based on properties sold.

It was during this time where Tristan appreciated the absolute necessity of implementing the highest levels of customer care and the benefits that brings, not just to me running a business, but realising and understanding buyers and sellers really need a top class estate agent that is prepared to go beyond the normal levels of service.

Fine & Country not only provides me the opportunity to market some of the finest homes in the country but it also enables Tristan to provide the highest quality of customer service to my clients. Fine & Country blends premium customer service levels with innovative marketing that eclipses our competitors. As an experienced, successful estate agent with over 35 years of experience, can offer local, national and international coverage for your property and I am available 24 hours a day to assist and support you.

We value the little things that make a home

THE FINE & COUNTRY
FOUNDATION

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