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# Welcome to Sine Nomine

This exceptional five bedroom detached house presents a rare opportunity to acquire a beautifully appointed family home in the sought-after village of Upton.

The property offers flexible living accommodation arranged over two floors, with an impressive lounge featuring oak flooring, a feature fireplace and a working open fire, creating a warm and inviting atmosphere. The generous formal dining room also benefits from oak flooring and enjoys views towards the picturesque village church. The spacious kitchen/diner provides the perfect setting for entertaining, with ample storage, an integrated dishwasher, space for additional white goods and doors opening to the rear garden.

The main bedroom, complete with en-suite wet room, is conveniently located on the ground floor, while bedroom five is currently used as an additional reception room, offering versatility to suit a variety of needs. A family bathroom with bath with shower over and a small utility area (which could be converted to a separate shower cubical), completes the ground floor. Upstairs, a large landing provides an ideal study area and includes a mezzanine floor overlooking the lounge, which the current owners have enjoyed as a music space. Three further double bedrooms and a second family bathroom with both bath and shower cubicle can also be found on the first floor.

The property further benefits from generous driveway parking and a double garage.



## Discover the Heart of Your Future Home

- Unique opportunity to purchase a stunning five double bedroom home situated in the village of Upton.
- Impressive double height lounge with oak flooring, feature fireplace and working open fire. Generous formal dining room with oak floor and looking out towards the village church.
- Kitchen/diner with perfect space for entertaining and doors leading out to the garden. The kitchen has ample storage, integrated dishwasher and space for white goods.
- The generous main bedroom with en-suite wet room is on the ground floor.
- Bedroom 5 is currently used as an additional reception room and is located on the ground floor.

5		Bedrooms	Council tax band	F
2		Receptions	Tenure	Freehold
3		Bathrooms	EPC rating	D





Impressive lounge featuring oak flooring, a feature fireplace and a working open fire, creating a warm and inviting atmosphere.







Generous main bedroom  
situated on the ground floor with  
en-suite wet room.





## Every Detail Matters

- Double height lounge with oak flooring, feature fireplace and working open fire.
- Generous formal dining room with oak floor and looking out towards the village church.
- Open plan study area on first floor which includes mezzanine floor looking over the lounge which has been used as a music area by the current vendors.
- 4kW PV panels with battery storage. Air source pump system with 2 years remaining of £400/quarter Renewable Heat Incentive payments that the new owner can take over.
- Generous driveway parking and double garage.







## Space to breathe

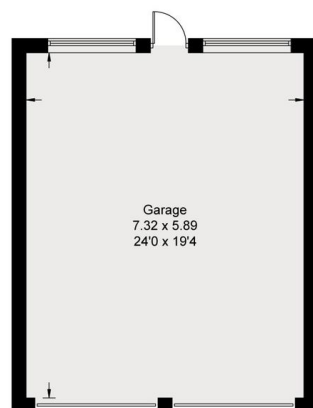
The outside space of this property is equally impressive, providing a tranquil and private setting for outdoor living and recreation. To the rear, a large garden features a charming pond, established allotment areas, and a selection of fruit trees and bushes, offering ample opportunities for gardening enthusiasts or those seeking a peaceful retreat. The front garden is enhanced by mature walnut, apple and cherry trees, adding character and seasonal interest to the approach. The extensive driveway provides generous off-road parking for multiple vehicles, in addition to the double garage.

## Viewing Arrangements

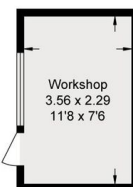
Viewing arrangements are strictly via Hodsons Estate Agents, please call 01235 511406.







(Not Shown In Actual  
Location / Orientation)



(Not Shown In Actual  
Location / Orientation)

= Reduced Headroom Below 1.5m / 5'0

## Sine Nomine, OX11

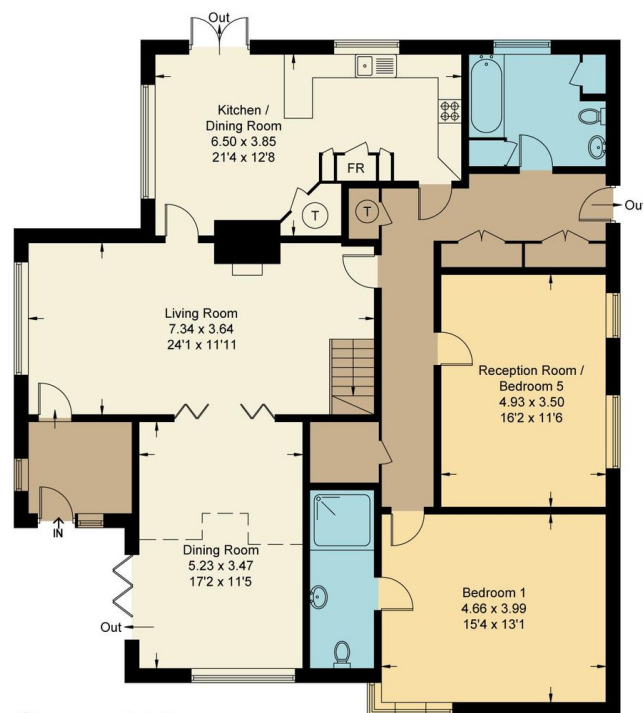
Approximate Gross Internal Area = 264.20 sq m / 2844 sq ft

Garage = 43.10 sq m / 464 sq ft

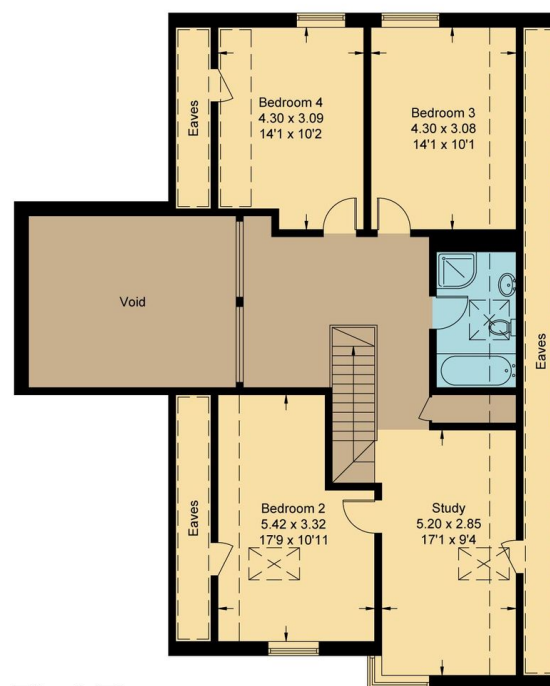
Workshop = 8.20 sq m / 88 sq ft

Total = 315.50 sq m / 3396 sq ft

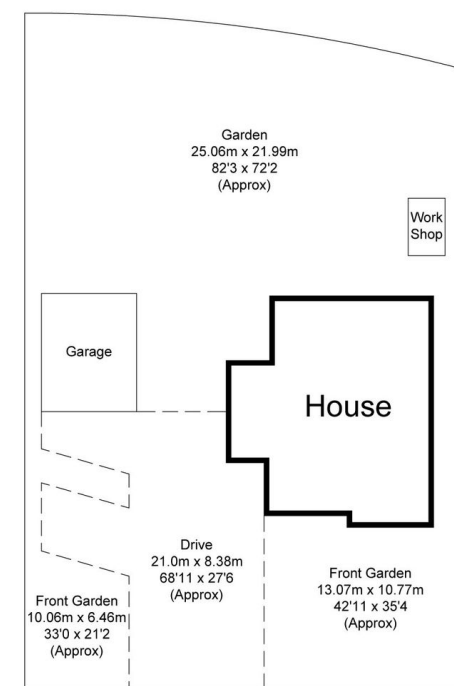
For identification only - Not to scale



**Ground Floor**



**First Floor**



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