



Pound Lane, Upton, OX11 9JH  
£1,750,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

A substantial well proportioned character house set in a principally walled garden of half an acre in a quiet location within this pretty South Oxfordshire village.

Built of brick and stone, this classically proportioned home offers over 3000 square-foot with accommodation and has been sympathetically enlarged by the present owners to blend many of the original features with stylish open-plan living in equal measure. There are five well-proportioned bedrooms (two en-suite) and highly flexible reception spaces, including a traditional sitting room with open fireplace and large bay window overlooking the gardens, a formal dining room and an impressive open-plan family kitchen/living and dining space, complete with wood burner and French doors opening to gardens. A substantial double garage with studio above was added just 10 years ago. The property is beautifully presented with a hand finished bespoke kitchen with Aga, Stylish well-appointed bathrooms and timber and tiled floor finishes throughout the ground floor.

### 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 a 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.





## Key Features

- Over 3000 ft.<sup>2</sup> of accommodation.
- Five double bedrooms
- Impressive, Open Plan, family, kitchen and dining space
- Generous formal dining room with bay
- Family bathroom and two en-suites
- Double garage with studio above
- Delightful mature gardens and grounds of half an acre
- Council Tax Band: G
- EPC Rating: E

## 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.

### Schools

Local primary schools at Blewbury, Secondary schooling at Didcot single sex at Didcot Girls School and St Birinus boys school co educational at Aurius School. A wide variety of independent schools are available at Moulsford (Moulsford Prep and Cranford House) and Abingdon (Abingdon School and St Helens).



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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.

**Approximate Gross Internal Area 3088 sq ft - 287 sq m  
(Excluding Garage)**

Ground Floor Area 1646 sq ft - 153 sq m

First Floor Area 1442 sq ft - 134 sq m

Garage Ground Floor Area 367 sq ft - 34 sq m

Garage First Floor Area 238 sq ft - 22 sq m

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