

An aerial photograph of the Upper Grange estate in Newington, Oxfordshire. The main house is a large, white, half-timbered Tudor-style building with a red-tiled roof and two prominent chimneys. To the right, there is a large, curved, light-colored building, likely a stable block or riding school. The estate is surrounded by lush green lawns, manicured hedges, and numerous trees. A small stream flows through the property. In the foreground, a circular stone structure with a black metal cage on top sits on a lawn. The background shows rolling green hills under a blue sky with scattered white clouds.

UPPER GRANGE
NEWINGTON, OXFORDSHIRE



A BEAUTIFUL RIVERSIDE, PRIVATE HOUSE WITH TWO COTTAGES, SWIMMING POOL, TENNIS COURT, LAND AND VIEWS

HOUSE

Ground floor: Entrance hall • Dining hall • Drawing room • Snug • Study • Family/sitting room • Kitchen/breakfast room
Pantry • Wine cellar • Utility/boot room • Cloakroom

First floor: Principal bedroom suite with dressing room and bathroom

Guest suite with bedroom, sitting room and bathroom • Two further bedrooms • Family bathroom • Study/storage room

Second floor: Three bedrooms (one with en suite) • Shower room

ENTERTAINMENT/GAMES BARN

Vaulted barn • Changing room • Double shower • Cloakroom

COTTAGES

Two semi-detached cottages, each with: kitchen/living room • Bedroom • Bathroom • Garden

OUTSIDE

Heated outdoor pool • Terrace • Tennis court • Walled garden • Pond • Formal and informal gardens • Orchard • Vegetable garden
Log store • Garaging for two cars with workshop • Paddock • River meadow

In all approximately 9.75 acres

SITUATION

Upper Grange lies between the villages of Stadhampton and Warborough, in South Oxfordshire, perfectly placed for Oxford, Henley on Thames, Wallingford and Thame and airport links. The pretty village of Warborough, under two miles away, has a popular pub, shop and post office, primary school, church and village hall, with the market towns of Wallingford and Thame providing a comprehensive range of facilities everyday shopping requirements and cultural interests.

The double Michelin starred Le Manoir aux Quat'Saisons is just five miles away, golf is played at nearby Huntercombe and Frilford Heath, with rowing in Henley-on-Thames and Abingdon There is a wide choice of highly regarded schools in the area including Pangbourne, Moulsoford, Cranford House, Radley College, Downe House, St Helens and St Katharine, Abingdon School, the Europa School as well as the highly regarded schools in Oxford, including the Dragon, Oxford High, Headington and St Edward's, to name but a few.

Distances:

Wallingford 5 miles, Oxford 11 miles, Henley-on-Thames 16 miles, Abingdon 11 miles, Haddenham and Thame Parkway (London Marylebone from 51 mins) Didcot Parkway (London Paddington from 42 mins) 11 miles, Cholsey station (London Paddington from 54 mins) 9 miles, Central London 51 miles, Oxford Airport 17 miles, Heathrow (Terminal 2) 43 miles (Distances and times are approximate)



DESCRIPTION

Upper Grange is approached along a long private gravelled drive. The house, which is Grade II listed, is believed to date back to the early 17th century, with later additions, including the striking vaulted kitchen, which was added around 30 years ago, connecting the house with an adjacent barn. The panelled dining hall, staircase, crossed beamed ceilings, ancient fireplaces and braced doors date back to the reign of James I and reflect the rich history of this house.

The entrance hall opens to the impressive dining hall with its panelled walls and huge fireplace with herringbone brick detailing. The triple aspect drawing room has fabulous views out over the river. Both rooms have doors opening to the gardens. Also off the dining hall is a cosy snug, a spacious study and the wine cellar. The vaulted kitchen with two huge oak A frames, has a stone fireplace and features painted wooden cupboards beneath stone worktops. A large island houses a double stainless steel sink and appliances include a four door Aga, Miele oven and induction hob. Doors open to the front and rear gardens with views over the river. A walk-in pantry lies just off.

What was the adjacent barn, now houses a large rear hallway. Just off are the family/sitting room with bookshelves spanning one wall, and a large utility/boot room with ample storage. A staircase rises to a small galleried room, ideal as a teenage study room or additional storage. A further staircase rises to private guest bedroom suite with its own sitting room. The bathroom features a double ended slipper bath and separate shower.

The main staircase rises from the dining hall with a half landing and window seat overlooking the garden. The triple aspect principal bedroom, spanning the depth of the house, has stunning views and a fireplace with stove within. Just off is a large dressing room with built-in wardrobes to two walls. Beyond, the bathroom features a double ended slipper bath and affords wonderful views of the gardens.

There are two further bedrooms and a family bathroom on this floor. Stairs lead to the second floor where there are three further bedrooms, one with an en suite bathroom and dressing room, and a further shower room.





TECHNICAL SPECIFICATION

- WiFi system enabled throughout house
- Cat 5e/Cat 6 cabling to most rooms, including t TV's
- 2 x Gigabit Network Switches (non-PoE) for non-PoE devices
- 1 x Gigabit Network Switch (PoE) for WiFi access points
- Sonos audio system to most rooms, including pool area
- CCTV and alarm system
- Honeywell WiFi enabled zoned heating controls
- Hydrowise WiFi enabled irrigation system sourcing water from river
- EV charging point

COTTAGES

The two cottages both have kitchen/living rooms, one bedroom and a bathroom with shower over. Both have private gardens to the rear with their own parking space. One cottage is presently let on an Assured Shorthold Tenancy.

ENTERTAINMENT/GAMES BARN

Situated just across the courtyard from the house is the vaulted games barn. Four sets of French doors open to the pool and its terrace. Presently this space is divided by oak framed sliding glass doors and is split between an entertaining space and a gym. However, it offers great flexibility. To the far end is a changing room, double shower and cloakroom.



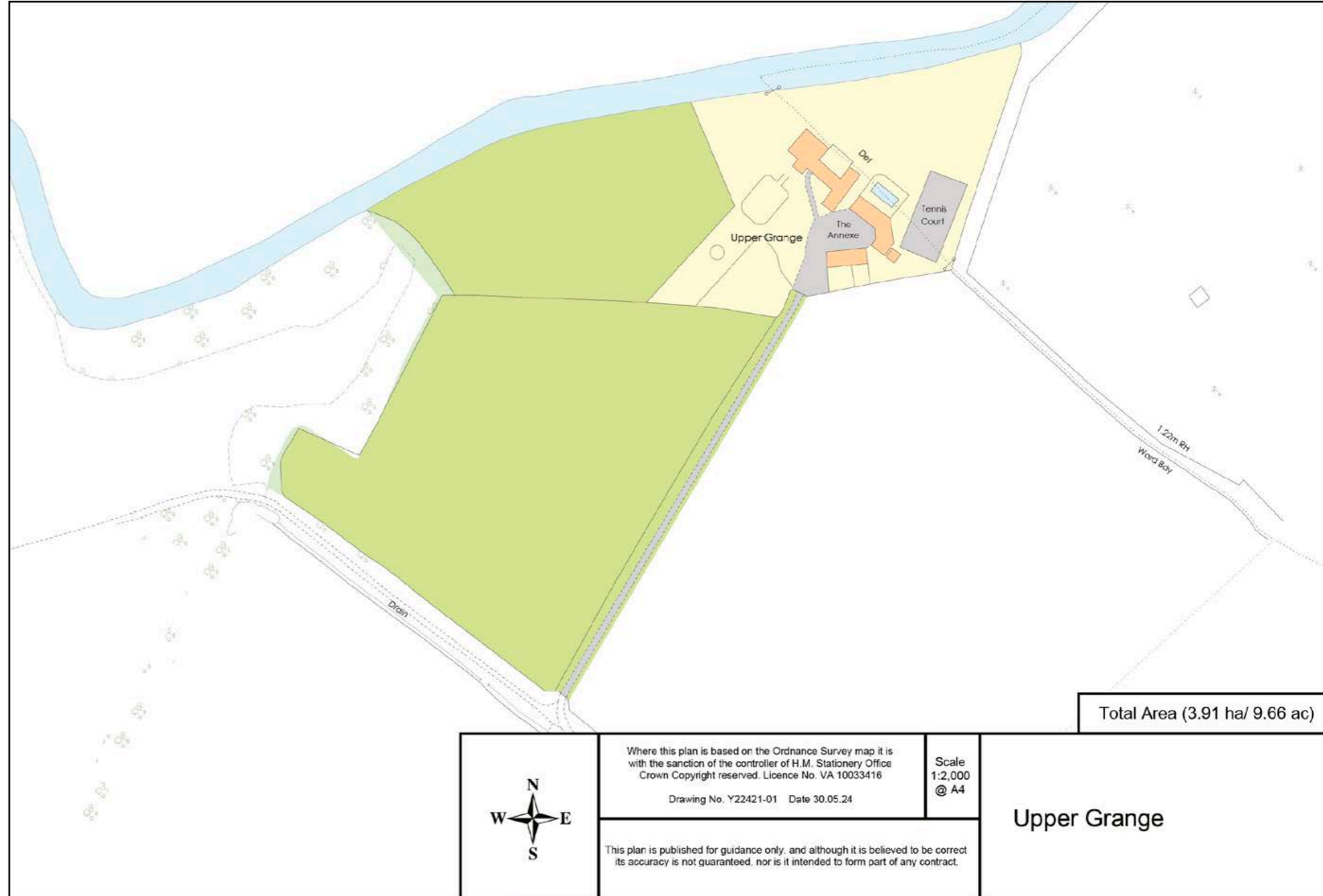
OUTSIDE

The stunning gardens feature both formal and informal areas as well as meadow, paddocks and a small copse.

There is a large Wisteria to the rear, the gardens have deep borders with mature trees throughout including Poplar, Ash, Maple and Cedar. The tennis court lies just beyond with access to the Games Barn. A gravelled parking area gives access to the house and cottages, with a parterre box garden, a pond with a gate to a further enclosed garden with Victorian bandstand. Bordering the drive is a large paddock (with independent gated access) with, beyond the water meadow, willow bank walks and the orchard which contains apple, pear, plum and greengage. There is a two car garage, with two sets of double wood doors, and a workshop at the rear.







PROPERTY INFORMATION

Directions: OX10 7AD / what3words:///aviation.incur.poppy

Services: Mains water and electricity, oil fired central heating, private drainage, air source heat pump for pool.

Council Tax: House, Band H | Cottages, Band A

EPCs: House, Rating E | Cottages, Rating D

Local authority: South Oxford District Council



Gross internal area (approx)
 House = 581.7 sq m / 6261 sq ft (Excluding Eaves)
 Garage = 47.0 sq m / 506 sq ft
 Outbuilding = 216.6 sq m / 2331 sq ft
 Total = 845.3 sq m / 9098 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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