

PROPERTY AGENTS

**JP**Knight



The Row, Upperton, Brightwell Baldon OX49 5ND



## The Row, Upperton

A delightful Grade II listed cottage in a fabulous semi-rural position within this charming hamlet: it features a 0.15 acre plot including a secluded 185' west, southwest facing garden abutting open countryside and a double length driveway to the side.

The period accommodation, featuring beams and exposed brickwork, comprises three bedrooms, bathroom, sitting room with fireplace, dining room and kitchen with stable door to the terrace. Outside there is a stylish 18' studio with mezzanine.

Enjoying a tranquil setting surrounded by countryside it is only 3 miles to the centre of Watlington and 6 miles to junction 6 of the M40 where the London Tube gives ready access to London and Oxford.



## Tenure - Freehold

Stable Door opening to:

Sitting Room: Window overlooking front garden, brick fireplace with wood mantle and tiled hearth, shelving and a cupboard flanking the chimney breast, radiator and beamed ceiling.

Dining Room: Beamed ceiling, window to the front, radiator, stairs to landing with cupboards below (and plumbing for washing machine).

Kitchen: Stable door and window (both double glazed) opening to the garden, range of eye and base level storage units, tiling, wood worktops, ceramic electric hob, Rayburn range cooker (oil fired) which also provides hot water and central heating. Wood floor, space for dishwasher and fridge.

Bathroom: Fitted with a white 3-piece suite, the bath has a shower and screen above, part tiled walls, tiled floor and radiator. Double glazed window and down lighter.



Stairs to First Floor Landing: Double glazed window to the side, loft access, airing cupboard.

Bedroom 1: Exposed brick chimney breast flanked by wardrobes and drawer unit, painted wood floor and window to the front, loft access.

Bedroom 2: Double glazed window to the rear, velux window, eaves cupboard and radiator.

Bedroom 3: Window to the front, wood floor, fitted book shelving and radiator.

Outside:  
To the front: pretty cottage style front garden with a winding brick path to the front door, planted with an abundance of flowers with a picket fence and hedge to the front.

Double length driveway to the side with side wall and path to the back door.

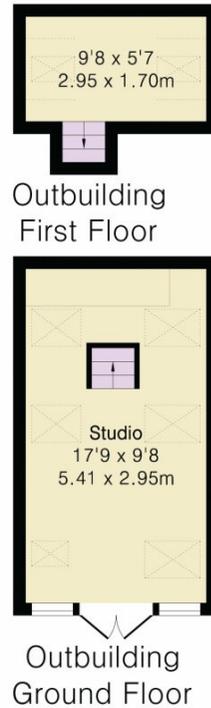
Studio: A beautiful space with a vaulted ceiling and six Velux windows, full height gable window incorporating French doors to the driveway, wood style flooring, fitted worktop with cupboards, down lighters, steps to a mezzanine.

To the rear of the house is a hardstanding a shared access for the neighbours and a timber log store, steps up to a paved terrace with retaining walls and further steps up to the main gardens. A lovely feature there is a central lawn with beautifully stocked plant and shrub borders, central rose arbour with further area of lawn and beyond raised vegetable beds, range of fruit trees, with stunning views across farmland to the rear.



### Directions

Leave Wallingford via the High Street over the Thames into Crowmarsh Gifford, proceed to the roundabout and turn left onto the A4074. After 1.7 miles turn right into Church Road, turn right at the T-junction onto the B4009, turn first left, on the Watlington Road (B4009) and follow the road for just over 2 miles and turn left into Grove Lane, (Brightwell Baldwin), turn right after 1.1 miles into Upperton, the property is along on the right.



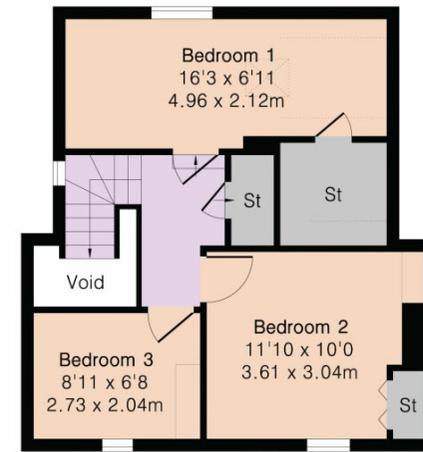
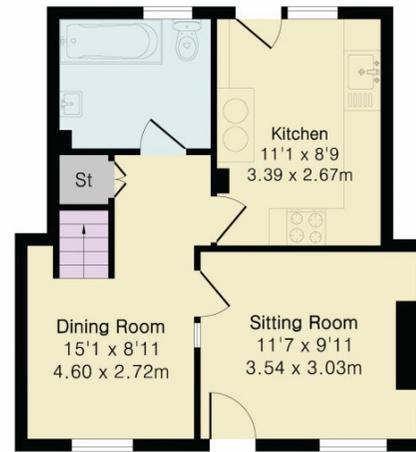
### Approximate Gross Internal Area 1046 sq ft - 97 sq m

Ground Floor Area 421 sq ft – 39 sq m

First Floor Area 399 sq ft – 37 sq m

Outbuilding Ground Floor Area 172 sq ft – 16 sq m

Outbuilding First Floor Area 54 sq ft – 5 sq m



**Important Information:** All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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