



MORGAN & ASSOCIATES

VILLAGE PROPERTY CONSULTANTS

5 Norton Cottages, Upperton, OX49 5NX



## BRIGHTWELL UPPERTON

Upperton is a peaceful hamlet, which lies at the foot of the Chiltern Hills, approximately 18 miles south east of Oxford. Local shopping facilities can be found in the nearby market towns of Watlington, Benson, Wallingford and Thame. Upperton together with the neighbouring village of Brightwell Baldwin are very conveniently placed just 5 miles from J6 of the M40, providing excellent access to Central London, Heathrow and the national motorway network. There is a main line rail service from Princes Risborough (11 miles) to London Marylebone or at Cholsey (7 miles) to London Paddington. Local schooling is excellent and both Watlington Primary school and Rainbow Corner day nursery and pre-school have an 'outstanding' Ofsted rating. Senior education is provided by the well-regarded Icknield Community College. There are numerous public footpaths and bridleways in the Chilterns countryside.

**Bedrooms 5 | Bathrooms 3 | Receptions 1 | EPC D**



## 5 NORTON COTTAGES

The house that has it all: 5 Norton Cottages is a fantastic five bedroomed family home that manages to tick SO many boxes on a buyer's wish list. Spacious accommodation, separate home office/games room, garden, off road parking, quiet countryside location...need we say more? Brightwell Upperton is a little known hamlet just two and a half miles from Watlington (often topping the list of most popular places to live in Oxfordshire) and surrounded by wonderful countryside walks to pretty pubs. The M40 is just 10 minutes drive away and Oxford city centre within easy reach.

Down countryside lanes and past open fields sits the peaceful hamlet of Brightwell Upperton. Set back from the lane, opposite the village recreation ground and with fields beyond, you'll find Norton Cottages. Parking for this small row of red brick semi-detached homes is actually around the back via a separate lane, making the generous front gardens a useful and useable addition to the homes. Through the front door and you'll find an extremely large lounge to the left. Spanning the full depth of the property, this room is very generous with attractive modern wooden flooring and woodburning stove.

On the right of the property is the vast open plan kitchen diner with plenty of space to fit all the family (and more) around the table. The kitchen is modern and well designed with plenty of storage, an attractive curved breakfast bar and wooden worktops. There are views at the rear out over the lovely garden and a velux window lets in lots of light into this practical and well put together space. A spacious utility room also leads off the kitchen, a big selling point for a busy family.



5 Norton Cottages, Brightwell Baldwin, Watlington, Oxfordshire  
 Approximate Gross Internal Area  
 Main House = 171 Sq M/1841 Sq Ft  
 Outbuilding = 34 Sq M/366 Sq Ft  
 Total = 205 Sq M/2207 Sq Ft



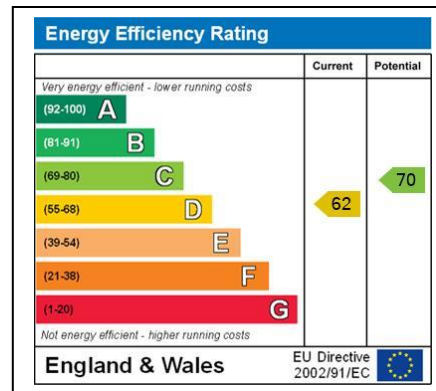
Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

**SERVICES**

Oil fired central heating, mains water and shared drainage.

South Oxfordshire District Council  
 Council Tax Band D

Freehold



Upstairs, the feeling of comfort and space continues with five bedrooms. The principal bedroom benefits from its own nicely fitted ensuite and there are TWO further fully fitted bathrooms, one on the first floor and one in the large attic conversion.

Outside, the garden is a good size, a patio area at the rear with wisteria growing overhead creates a natural shady spot to enjoy relaxing in the sunshine. The garden is beautifully maintained by a keen gardener, part lawned with well tended borders and shrubs and plenty of space to both play and to sit. Follow the path through the grass and you'll find an exceptional 'hidden bonus' - a large, converted garage which is currently used as a games room and separate, spacious home office. A truly fantastic conversion, this outbuilding has a vaulted ceiling and wooden flooring throughout. The perfect 'work from home' solution, annexe for guests or a super playground for kids as they get older.

5 Norton Cottages is a simply fantastic property in an idyllic corner of South Oxfordshire with so much to offer. Book your viewing today.

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RIC's Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by Morgan and Associates and no guarantee as to their operating ability or their efficiency can be given.

