THE PINES, UPPERTON

THE PINES

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"A charming five–bedroom period home nestled in the tranquil village of Upperton"

Upperton is a peaceful rural hamlet three miles west of Watlington. With neighbouring Brightwell Baldwin, it features a 15th-century church and the popular Lord Nelson Inn. Watlington offers shops, schools, library, medical practice and sports facilities, while Benson, Wallingford, Thame and Henley provide amenities and M40 access for commuters nearby.

THE PROPERTY

Set within about 1.5 acres of attractive grounds, The Pines is a charming 17th-century home, originally the local dairy and later Upperton Farmhouse, with elegant 19th-century additions. Owned by the same family for nearly 40 years, it offers flexible accommodation with far-reaching rural views.

An elevated porch leads to an entrance hall, a bright double-aspect sitting room and a second reception room. The first floor has the principal suite, two bedrooms and bathroom, while the top floor adds two bedrooms and a shower room. The lower ground floor includes the kitchen, dining room, study, utility space, cellar, games room, wine store and storage.

PROPERTY INFORMATION

Services
Mains water/electics. Private drainage and oil fired central heating

Local Authority
South Oxfordshire District Council

Council Tax
Tax band G

EPC
EPC F

Postcode
OX49 5NY

What3Words
///insolvent.waltz.award

Viewings
By prior appointment with Robinson Sherston

Sales Disclaimer
IMPORTANT NOTICE: Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or that any services, appliances, equipment, or facilities are in good working order. Measurements and distances referred to are given as a guide only whilst descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Purchasers must satisfy themselves by inspection or otherwise on such matters prior to purchase.

Approximate Gross Internal Area = 337.2 sq m / 3629 sq ft
Outbuildings = 176.4 sq m / 1899 sq ft
Total = 513.6 sq m / 5528 sq ft

RS Robinson Sherston

Store
13'7" x 7'11"
4.13m x 2.42m

Garage
19'2" x 19'2"
5.84m x 5.83m

Shed
13'3" x 9'10"
4.03m x 2.99m

Garage
15'7" x 10'7"
4.75m x 3.22m

Workshop
10'4" x 10'1"
3.16m x 3.08m

Store

Green House
20'11" x 17'8"
6.38m x 5.38m

Workshop
20'9" x 15'1"
6.33m x 4.60m

Log
Store

Garage
18'2" x 9'9"
5.53m x 2.96m

Outbuildings
(Not Shown In Actual
Location / Orientation)

Kitchen
14'0" x 10'6"
4.26m x 3.19m

Dining Room
15'2" x 13'5"
4.63m x 4.08m

Storage
15'10" x 14'1"
4.83m x 4.28m

Up

Utility
13'8" x 12'2"
4.16m x 3.70m

Study
13'2" x 11'9"
4.02m x 3.59m

Wine Cellar
5'8" x 4'10"
1.72m x 1.48m

Cellar
17'0" x 13'8"
5.17m x 4.17m

Ground Floor

Bedroom
13'5" x 13'1"
4.08m x 3.99m

Sitting Room
18'7" x 13'10"
5.67m x 4.22m

Up

Up

Dn

Bedroom
15'0" x 12'0"
4.56m x 3.65m

Bedroom
13'2" x 11'8"
4.02m x 3.56m

Drawing Room
17'9" x 16'4"
5.41m x 4.99m

Up

IN

First Floor

Bedroom
13'11" x 12'10"
4.25m x 3.90m

Dn

Bedroom
15'3" x 10'8"
4.64m x 3.25m

Second Floor

Illustration for identification purposes only,

ROBINSON SHERSTON

01491 411 911

henley@robinsonsherston.co.uk

robinsonsherston.co.uk