

UPPER GRANGE

NEWINGTON, OXFORDSHIRE OX10 7AD



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Grade II listed, tucked away rural idyll on the banks of the River Thames
With pool, tennis court, two cottages and nearly ten acres of land

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 are approximate)

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, 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

GARAGE

Garaging for two cars with workshop

OUTSIDE

Heated outdoor pool • terrace • tennis court • log store • walled garden
pond • formal and informal gardens • orchard • vegetable garden
paddock • river meadow

In all approximately 9.75 acres



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DIRECTIONS (OX10 7AD)

From London or Oxford, take the M40. Exit at junction 7. Follow the A329 for approximately 6.9 miles. Pass through Newington village. Shortly after a sharp right turn in the road turn right at a single track road signed restricted byway to Drayton St Leonard. The gates to Upper Grange are on the right after a short distance.

what3words: ///aviation.incur.poppy

SITUATION

Tucked away from view, in an Area of Outstanding Natural Beauty, Upper Grange is a perfect rural sanctuary. Nestled away yet with easy and swift access to road, rail 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.

The nearby market town of Wallingford is ideal for everyday shopping requirements and cultural interests are well served by Dorchester-on-Thames, with its ancient Abbey, and historic Oxford. The double Michelin starred Le Manoir aux Quat'Saisons is just five miles away.

Sporting opportunities include golf at Huntercombe and Frilford Heath, rowing in Henley-on-Thames and Abingdon and hunting with the South Oxfordshire Hunt. There are numerous footpaths and bridleways to enjoy in the area.

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.

DESCRIPTION

Nestling on the banks of the River Thame and surrounded by its own land, Upper Grange has seen many sympathetic reincarnations. Dating to the early 17th century, with later additions, the striking vaulted kitchen was added some 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. Vanity units sit either side of the window. The large shower features a ceiling mounted rainfall shower. There are two further bedrooms and a family bathroom on this floor.

Stairs wind 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

COTTAGES

The two cottages both have kitchen/living rooms, one bedroom and a bathroom with shower over. Both have small, private gardens to the rear with their own parking space.

One is presently let on Assured Shorthold Tenancy.

ENTERTAINMENT/GAMES BARN

Situated just across the pretty courtyard from the house is the vaulted 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 total flexibility of use and affords the space to entertain on a large scale. To the far end is a changing room, double shower and cloakroom.

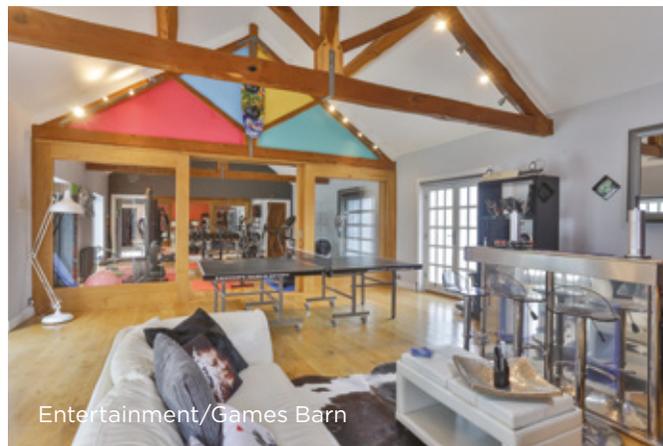
OUTSIDE

Approached through pillared electric wooden gates, a long avenue of Canadian poplars leads to the front of the house. The stunning gardens feature both formal and informal areas as well as meadows and paddocks.

Lawns wrap around the house, walls festooned with roses and wisteria, and dip down to the waters edge. The river winds around two sides of boundary and leads on to a small copse of ash, maple, cedar and lime. The long grass below is awash with snakeshead fritillaries, cowslips,



Entertainment/Games Barn

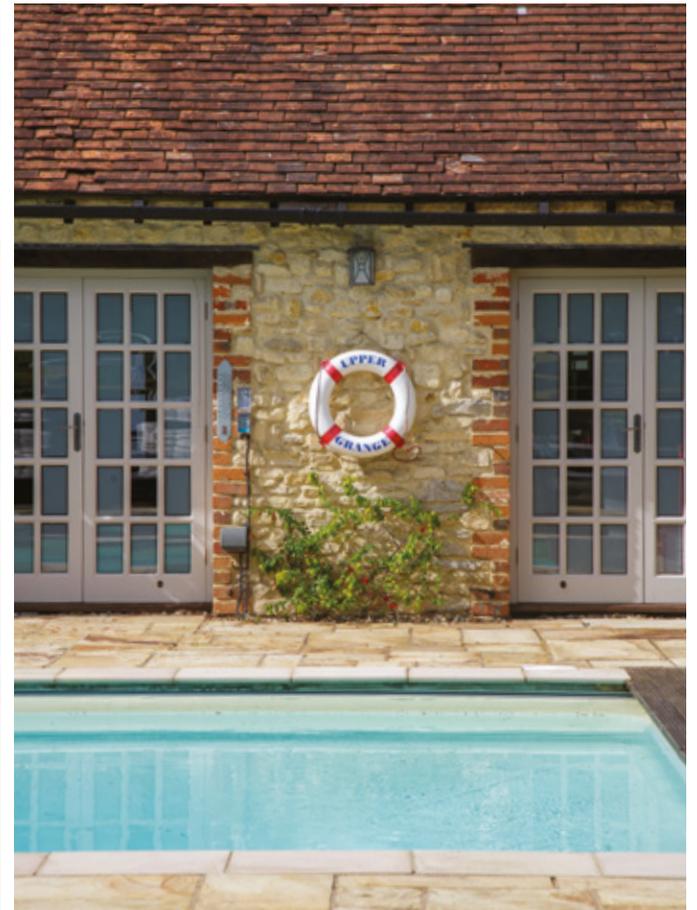


Entertainment/Games Barn



Entertainment/Games Barn







bluebells and great camas. The tennis court lies just beyond.

To the front of the house is the formal parterre garden framed by mellow red brick walls to three sides. Gravel paths divide the box hedging which surrounds a circular pond. A gate opens to a further enclosed garden, showcasing a quirky Victorian bandstand which takes centre stage.

A large paddock, bordering the drive, has its own vehicular access gate and connects both to the gardens and the water meadow, with its willow trees gracing the

river bank. Apple, pear, plum and greengage trees make up the orchard which leads on to the vegetable garden.

The morning terrace, outside the kitchen, is planted with scented roses and peonies whilst the evening terrace, opening from the dining hall, faces west and catches the last rays of light.

The two car garage, with two sets of double wood doors, has a workshop at the rear.

TENURE

Freehold with vacant possession on completion
Cottages on AST agreements

SERVICES

Mains water and electric
Oil central heating to house and cottages
Private drainage
Air source heat pump for pool
Gigaclear fibre broadband





LOCAL AUTHORITY

South Oxford District Council
Council Tax - House: Band H
Council Tax - Cottages: Band A

DATE CODE

Photographs taken and brochure prepared May 2024

VIEWING

Strictly by appointment with Robinson Sherston Henley office 01491 411911 or the joint sole agent, Nicholas Brown of Private View Property on 07493 779779.

FIXTURES AND FITTINGS

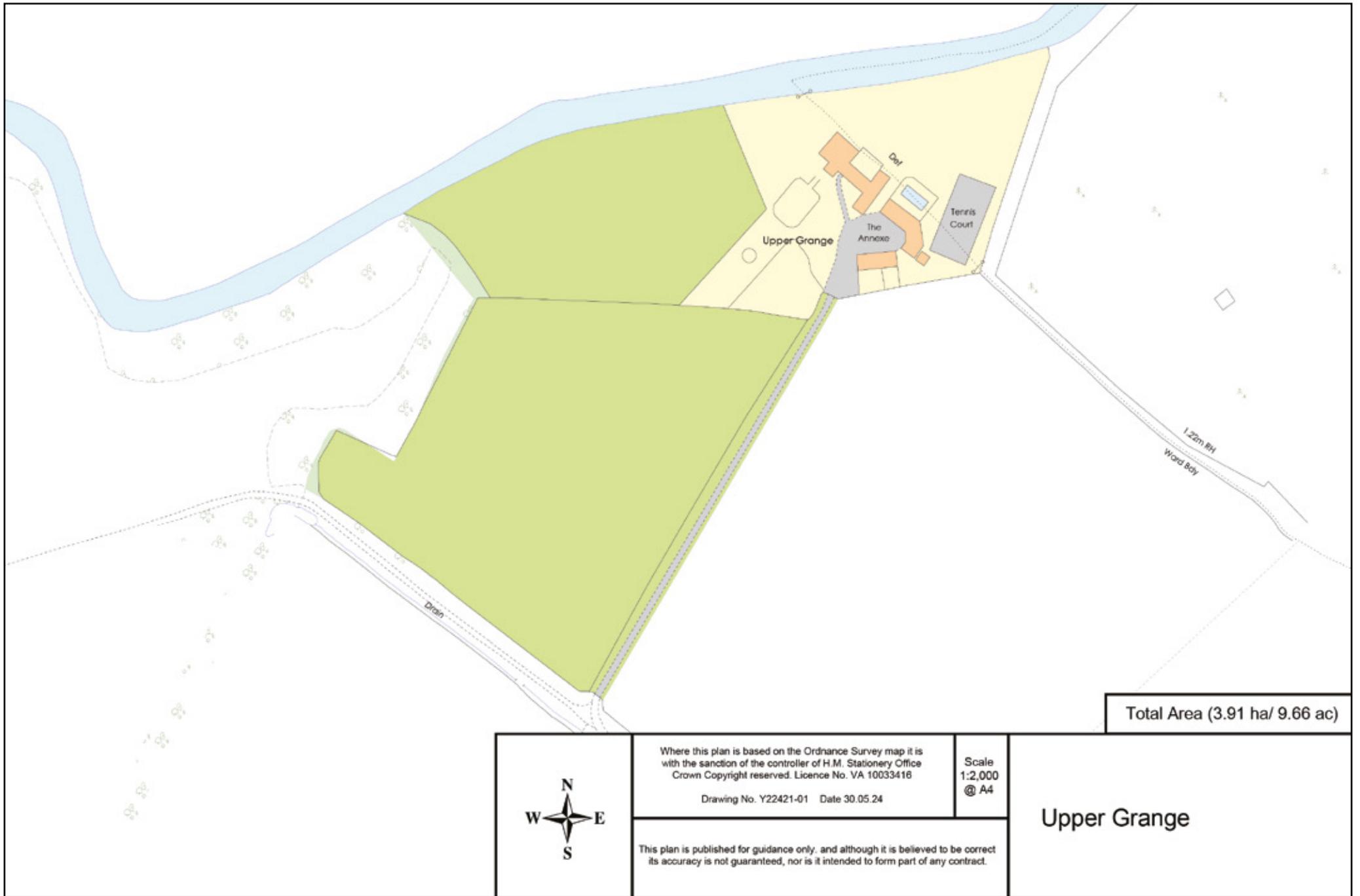
Those items mentioned in these sale particulars are included in the freehold sale. All other fixtures, fittings, garden ornaments and furnishings are expressly excluded. Certain such items may be available by separate negotiation. Further information should be obtained from the joint agents.





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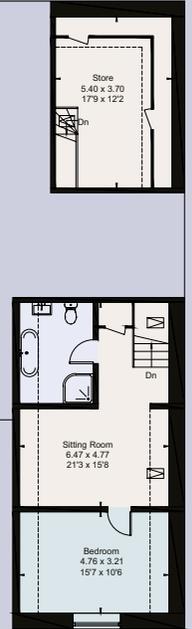
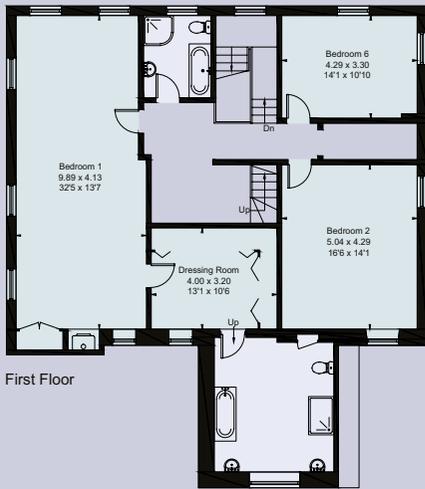
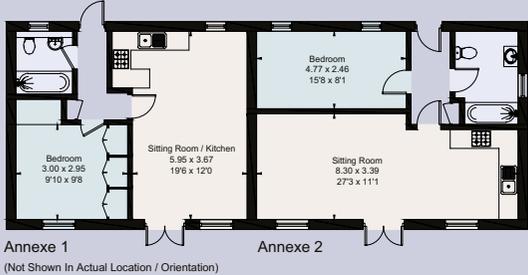
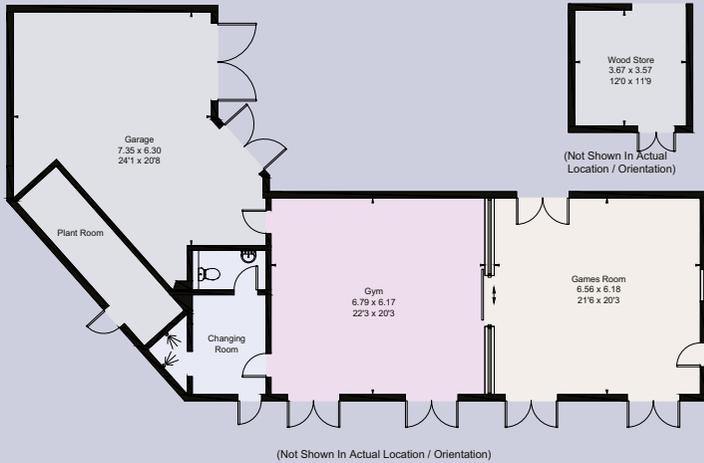




Total Area (3.91 ha/ 9.66 ac)

	<p>Where this plan is based on the Ordnance Survey map it is with the sanction of the controller of H.M. Stationery Office Crown Copyright reserved. Licence No. VA 10033416</p> <p>Drawing No. Y22421-01 Date 30.05.24</p>	<p>Scale 1:2,000 @ A4</p>	<h1>Upper Grange</h1>
	<p>This plan is published for guidance only, and although it is believed to be correct its accuracy is not guaranteed, nor is it intended to form part of any contract.</p>		

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



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