



## **CORDEROYS**

Pound Lane, Upton, Oxfordshire OX11 9JH

**Carter Jonas**



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## **CORDEROYS, POUND LANE, UPTON, OXFORDSHIRE OX11 9JH**

Dating from the 1930's with more recent extensions, this most attractive detached property is ideally situated within this pretty village close to countryside walks and road and rail links with Didcot Station (London Paddington) 3 miles away being ideal for a London commute. The house is complemented by a detached garage with studio above and most attractive mature landscaped gardens.

Recently updated and extended, this superb family home provides spacious, well-proportioned accommodation arranged over two floors with the added benefit of planning permission to convert the attic (P17/V1145/H/H). The ground floor provides excellent family living and entertaining space, with three interconnecting reception rooms overlooking the rear gardens: a double aspect sitting room, dining room, and a spacious open plan kitchen/breakfast/family room forming the heart of the house and providing a perfect everyday living area with wood burning stove and French doors to the garden. The fitted kitchen with Aga has a larder off with a good-sized utility/boot room in addition. A cloakroom is arranged off the entrance hall along with the study, which opens to the garden at the side. At first floor level are five double bedrooms (2 en-suite) and the family bathroom. The principal bedroom with en-suite bathroom, is a particularly light and attractive room enjoying an outlook over the rear garden.

In addition to the main house, the detached double garage is currently used as gym on the ground floor with a sink, cloakroom and bi-fold doors opening to the parterre garden. A studio with an abundance of natural light on the first floor, also provides an ideal home office.

**A HANDSOME DETACHED FAMILY HOME SET IN 0.5 ACRES OF MATURE GARDENS IDYLICALLY SITUATED IN THE PRETTY VILLAGE OF UPTON ON THE EDGE OF THE NORTH WESSEX DOWNS AND WITH EASY ACCESS TO ROAD AND RAIL LINKS**









Complementing the house, the mature walled gardens which are predominantly arranged at the rear of the house enjoying a South/Easterly aspect, provide a particularly attractive setting with a large terrace leading off the family room. Arranged on two levels, there are a variety of mature borders, shrubs and trees, an attractive ornamental pond and a vegetable garden on the lower level with gravelled paths and raised beds. To the side of the house is an enclosed parterre garden which is enjoyed from the study and annexe/studio. A gated gravel driveway at the front of the house provides parking for several vehicles.

#### **SITUATION**

Upton is a small village of approximately 170 houses within the Vale of the White Horse in Oxfordshire. The village lies on a spring line on the edge of the North Wessex Downs, designated in 1972 as an Area of Outstanding Natural Beauty, between the villages of Blewbury, East and West Hagbourne, Harwell and Chilton. Upton has a thriving village pub, a village hall and children's playground, both sited within a large recreation ground. There are also plenty of active community groups. Upton also benefits from being conveniently located with good commuter links both via road (A34 / M4) and rail (Didcot mainline is a short drive approximately 3 miles).

## **ADDITIONAL INFORMATION**

#### **Tenure**

Freehold with vacant possession on completion.

#### **Services**

Oil fired-central heating.

#### **Council Tax**

Band G

#### **Local Authority**

Vale of White Horse District Council

#### **Viewings**

Strictly by appointment with carter Jonas 01865 511444

#### **Directions**

OX11 9JH













# Pound Lane, Upton, Didcot, OX11

Approximate Area = 3708 sq ft / 344 sq m (includes garage)

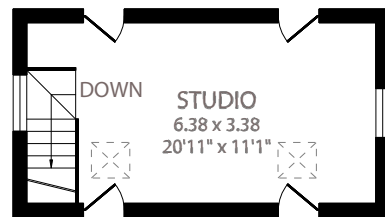
Limited Use Area(s) = 5 sq ft / 0.4 sq m

Total = 3713 sq ft / 344 sq m

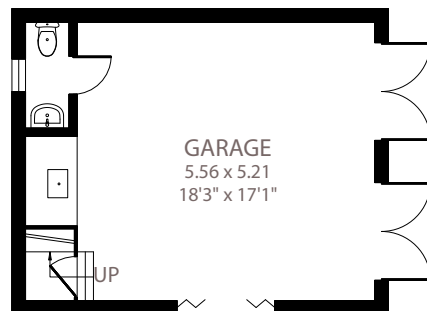
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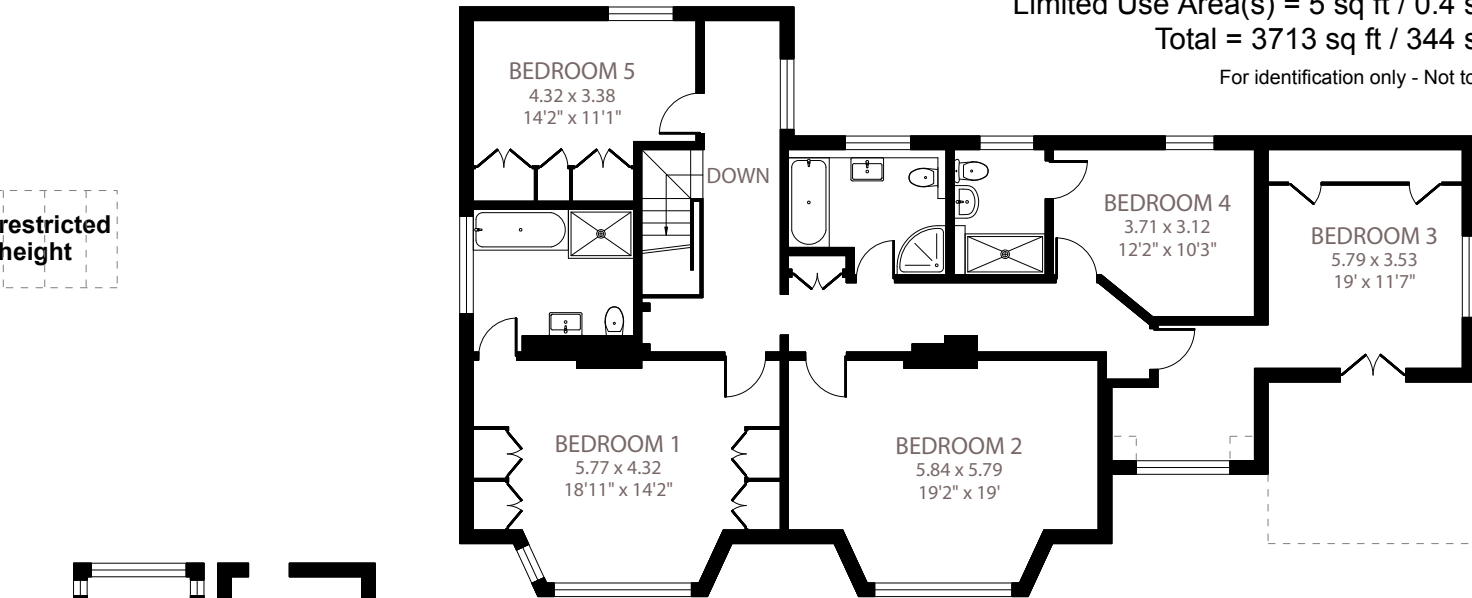
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head height



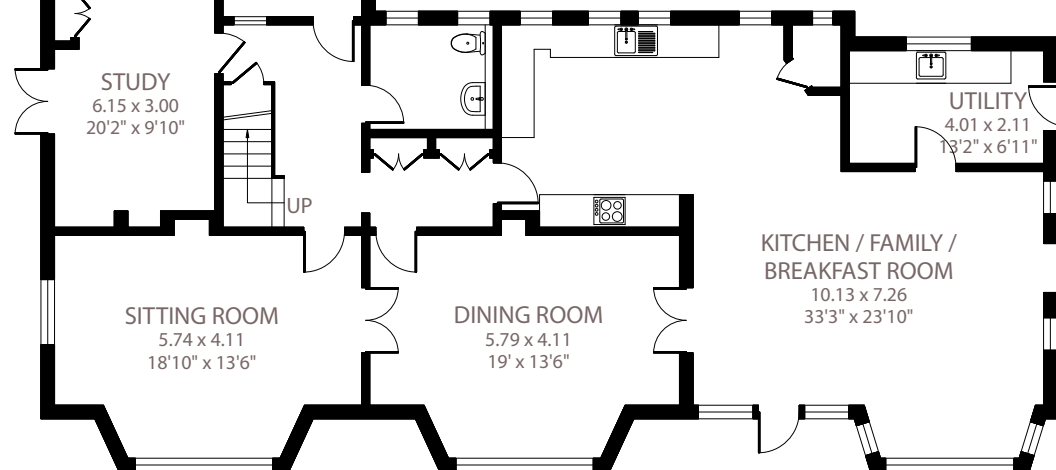
GARAGE FIRST FLOOR



GARAGE GROUND FLOOR



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2022.  
Produced for Carter Jonas. REF: 924749

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	





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## Oxford

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