



**Blue Cottage, Pound Lane,
Upton, Oxfordshire, OX11 9JH.**

Blue Cottage, Pound Lane, Upton, Oxfordshire, OX11 9JH.

This impressive character house was originally built around sixty years ago as a small cottage style property before being completely remodelled and extended in 2010 to create a unique family home offering a blend of stylish open plan living to the kitchen and dining areas blended with elegant separate reception space in the form of a large sitting room complete with open fireplace and traditional wide bay window overlooking the gardens. Upstairs four, double aspect bedrooms, together with two well appointed bathrooms have been created together with a study. Throughout the property the standard of specification and overall finish is particularly impressive combining both contemporary and character styling cues in equal measure to great effect.

Outside the garden surround the property with principally hedged and naturally screened boundaries to all sides. There is a large lawn to the south side of the house divided from a further sunken area of garden by a low wall and small flight of steps. Immediately adjoining the house is a large decked terrace area approached through the full width bifolding doors from the vaulted dining area creating a lovely al fresco entertaining area.

Blue Cottage is approached from Pound Lane through double entrance gates leading to a generous gravel driveway and double Garage and stands in a prominent yet quiet location set amongst a variety of diverse and well spaced village houses in this sought after and pretty village at the foot of the Berkshire Downs.

Upton is a pretty and popular village lying approximately 4 miles to the south of Didcot. The village boasts many pretty period properties, an historic church, and a thriving village pub (The George and Dragon). The neighbouring village of Blewbury, just 2 miles away, offers additional facilities including a primary school, preschool, popular farm shop and garden centre and a garage and filling station with convenience store.





- 4 bedrooms
- Impressive open plan family kitchen
- Vaulted dining space with bi-fold doors
- Elegant sitting room with open fireplace
- Utility room
- Study/office
- Oil central heating & under floor heating throughout the ground floor
- Double glazing
- Private and mature gardens
- Double garage
- Local Authority: Vale of White Horse District Council
- Council Tax Band: F
- Tenure: Freehold

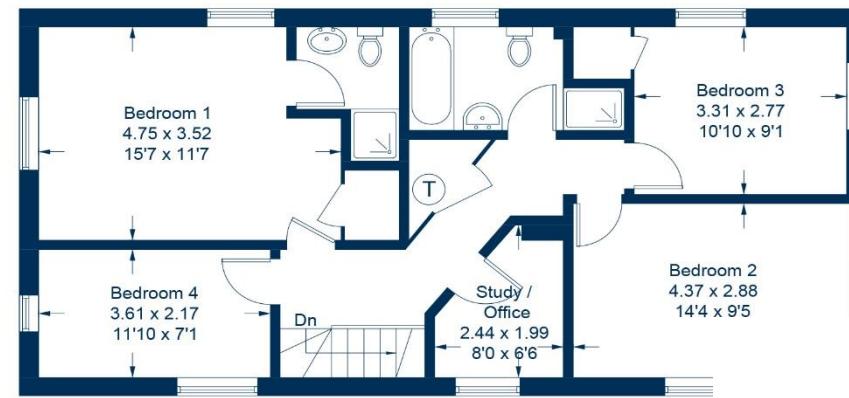
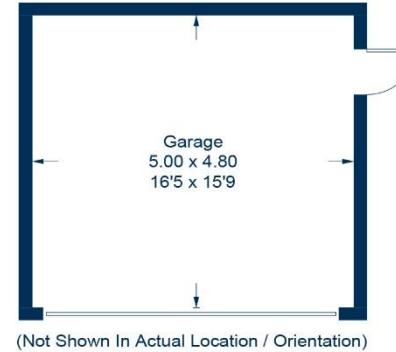
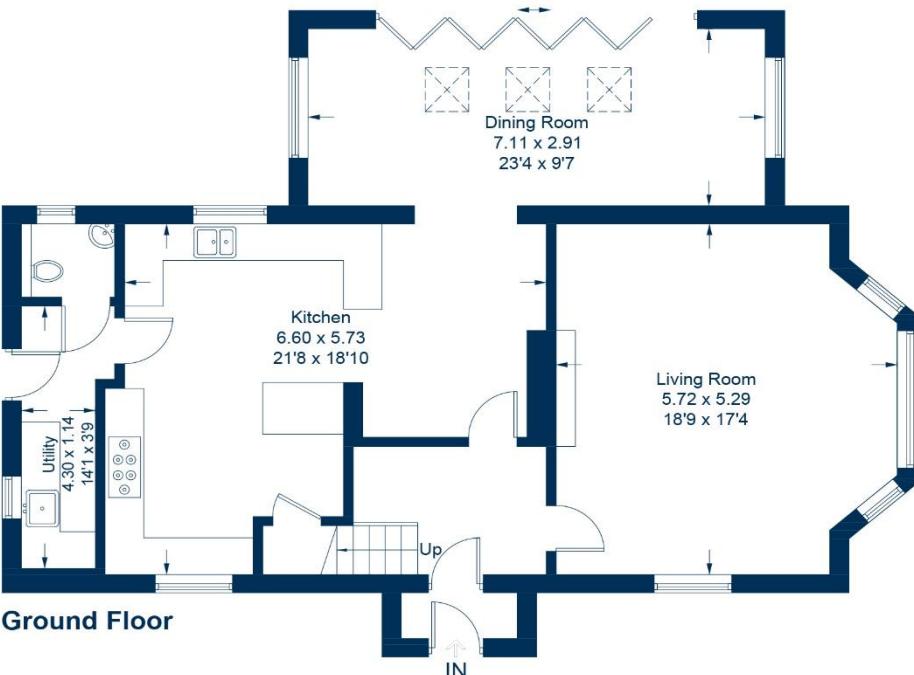
Approximate Gross Internal Area
 Ground Floor = 101.2 sq m / 1,089 sq ft
 First Floor = 72.4 sq m / 779 sq ft
 Garage = 24.0 sq m / 258 sq ft
 Total = 197.6 sq m / 2,126 sq ft



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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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