bonners & babingtons

Upton Terrace
Upton

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Upton
Buckinghamshire
HP17 8UE

Offers in Excess - £385,000

A rare opportunity to acquire a truly delightful and beautifully presented two-bedroom terraced cottage, peacefully positioned within the picturesque hamlet of Upton and surrounded by glorious open countryside. Lovingly cared for and thoughtfully updated by the current owner, this charming home effortlessly combines character features with stylish modern touches, creating a warm and inviting countryside retreat.

Occupying an idyllic rural setting, the property enjoys stunning countryside walks directly from the doorstep, whilst remaining conveniently situated for access to nearby towns and excellent commuter links.

The accommodation begins with an entrance porch, ideal for coats and boots, leading into a wonderfully cosy open-plan sitting/dining room brimming with charm and centred around a functioning fireplace — the perfect place to unwind on winter evenings. To the rear of the property is a spacious kitchen/breakfast room fitted with a range of waist-height and eye-level units and enjoying direct access onto the garden, ideal for both everyday living and entertaining. Between the reception space and kitchen is a beautifully crafted shelving divide, thoughtfully designed to allow natural light to flow seamlessly through the ground floor whilst subtly defining each area with both practicality and character.

The current owner has sympathetically enhanced the cottage throughout, including tasteful redecoration and the installation of a stylish contemporary bathroom finished with elegant white metro tiling. Further improvements include a recently fitted combi boiler, approximately 18 months old, providing efficient and reliable heating.

To the first floor are two bedrooms, one of which is currently arranged as a home office, together with the beautifully appointed family bathroom featuring a bath with overhead shower. A staircase then rises to the converted loft room, converted by a previous owner and now utilised as the principal bedroom. This charming space benefits from built-in storage and Velux windows enjoying far-reaching views across the surrounding countryside.

Without doubt, one of the property's most enchanting features is the superb rear garden, extending to approximately 120ft in length. Clearly cherished over many years, the garden is bursting with mature shrubs, established flower beds, alliums and an abundance of seasonal planting, creating a wonderfully peaceful and private oasis. A patio terrace and summer house provide the ideal setting for alfresco dining and entertaining during the warmer months. There is also the added convenience of a garden room, currently fitted with electricity, offering excellent versatility for use as a home office, studio or hobby space.

To the front of the cottage there is ample on-street parking, while the surrounding countryside offers an abundance of scenic walks and quintessential village charm. Further benefits include mains gas central heating and double glazing throughout.

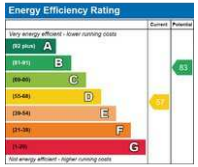
Upton

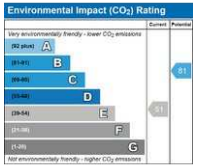
Upton offers the perfect balance of rural living and accessibility, situated within easy reach of both Aylesbury and Thame. The nearby village of Dinton provides a range of local amenities including a cricket club, village church and hall, the Cuddington and Dinton Church of England School, and the well-regarded The Seven Stars public house, proudly owned by local villagers.

For commuters, Haddenham & Thame Parkway railway station is located approximately four miles away, offering regular Chiltern Railways services into London Marylebone, while the M40 motorway is approximately nine miles distant, providing convenient access to both London and Birmingham.

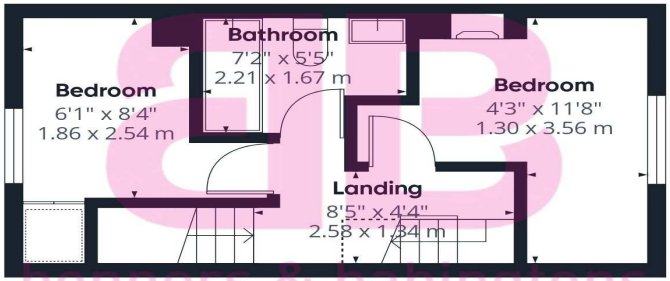
Tenure: Freehold

Council Tax Band: D





Ground Floor Building 1



Floor 1 Building 1

Floor 2 Building 1

Ground Floor Building 2

Approximate total area(1)

951 ft

Reduced headroom

75 ft²

6.9 m²

(1) Excluding balconies and terraces

Reduced headroom

-------- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Disclaimer
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