



Shepherds Cottage, Brightwell Upperton,  
Watlington, Oxfordshire, OX49 5NY

 **Griffith & Partners**  
ESTATE AGENTS, VALUERS AND RESIDENTIAL LETTINGS



**DESCRIPTION**

Shepherds Cottage is Grade II listed, c.15th Century, with an abundance of period features, sitting in stunning grounds, approx. 3 acres of formal gardens, paddocks & an arboretum. Equestrian facilities, a Dutch Barn incorporating a 4 bay Oak framed garage/car port and flexible office/annex to suit

**THE PROPERTY:**

There is a reception hall leading through to the study area and cloakroom, also a doorway takes you through to the dining and living rooms both with large open fireplaces. The kitchen, with its own log burner has access to the rear terrace.

Two staircases take you to the first floor with three double bedrooms and family bathroom, another staircase leads you to the second floor and a fourth bedroom and en suite shower.

The gardens and grounds are a stunning addition to the property, well matured planting includes flowers, shrubs, trees and many tropical plants. A paved patio to the rear of the property along with a walled and decked sun terrace

incorporating a swim spa provide areas to admire the fauna.

A detached Dutch barn incorporating a 4 bay Oak framed car port as well as the large gravelled driveway provides plenty of parking. The accommodation above is currently used as offices but could easily be converted to a spacious annex.

A small yard area has loose boxing for 3 horses, tack room and feed store along with post and rail lined paddocks.

**KEY FEATURES - GROUND FLOOR:**

Wooden door into:

**RECEPTION HALL/STUDY:**

Windows to the front, internal windows to the dining room and double doors out to the side. Ceiling beams and wall timbers.

**CLOAKROOM:**

Low level WC and wall mounted hand wash basin. Ceiling beams and timbers. Window.

**DINING ROOM: 5m (16'5") x 3m (9'10")**

Large fire place with a wood burner on a tiled hearth. Ceiling beams and wall timbers. Window to the rear and internal window to the study area.

**LIVING ROOM: 5m (16'5") x 3.9m (12'10")**

Large open fireplace on a brick tiled hearth. Ceiling beams and wall timbers. Windows to the front and rear. Door with staircase to the first floor and door to:

**KITCHEN: 5m (16'5") x 3.6m (11'10")**

Fitted with a range of wall and base units housing cupboards and drawers, wood capped work surfaces, inset composite 1½ bowl sink/drainers unit with mixer tap, free standing electric oven, built in dishwasher, washing machine and 2 under counter fridges. Small fireplace with wood burner, windows to the front and rear, door to rear lobby with windows and door to the rear. Concealed door to second staircase leading to the first floor.



**FIRST FLOOR: BEDROOM/SITTING ROOM:** 5m (16'5") x 4.1m (13'5")  
Double room with built in wardrobes, windows to the front and side, ceiling beams and wall timbers, concealed door to second floor and door to.

**BEDROOM:** 5m (16'5") x 3.9m (12'10")  
Double room with built in cupboard, windows to the front and rear, ceiling beams and wall timbers and door to:

**LANDING:**  
Doors to the bathroom and another bedroom, stairs to the kitchen, window, wall timbers.

**BATHROOM:**  
Fitted with a white suite comprising panel sided shower/bath, pedestal hand wash basin and concealed cistern WC, tiled walls and floor, wall mounted heated towel rail. Windows to the front.

**BEDROOM:** 3.5m (11'6") x 2.8m (9'2")  
Double room with ceiling beams and wall timbers, windows to the side and rear.

**SECOND FLOOR - BEDROOM:** 4.2m (13'9") x 3.5m (11'6")  
Double room with a pitched roof, exposed wall and ceiling timbers, window to the side. Low door way through to:

**SHOWER ROOM:** 3.5m (11'6") x 3.00m (9'10")  
Fitted with a white suite comprising shower cubicle, pedestal hand wash basin and close coupled WC. Door to:

**LOFT STORAGE:** 5.40m (11'9") x 2.70m (8'10")  
A large spacious part boarded storage space housing the water tanks.

**OUTSIDE:**  
The property is approached through black wrought iron double gates on to a large gravelled driveway to the front and side.

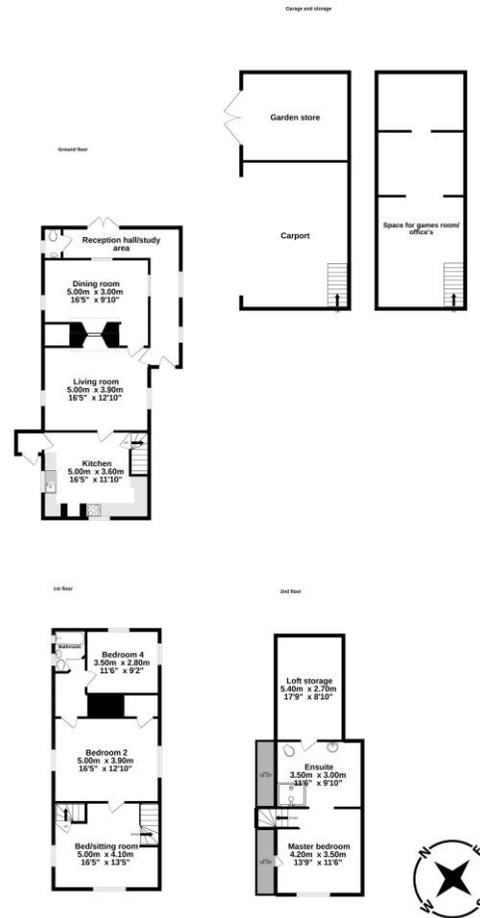
There is detached Dutch barn incorporating a four bay Oak framed car port,

one of which has lockable garage doors either for your garden machinery or perhaps your prized possession all with power and light. A rear entrance with staircase leads you to the first floor which is currently used as office space but with its three divided rooms could easily be converted to annex accommodation subject to sewerage connection.

The gardens and grounds including an arboretum really are a sight to be seen with extensive planting far too long to list. A paved terrace to the rear of the property offers the perfect spot for outdoor dining and the sun deck with swim spa ideal for switching off.

The equestrian area of the property has a small yard with three loose boxes, tack room and food store as well as post and rail lined paddocks.

**INFORMATION:**  
Services and Outgoings:  
South Oxfordshire District Council - Tax Band G.  
Mains water and electricity. Septic tank drainage. Electric storage heating.  
**EPC RATING: F (28).**



**TOTAL FLOOR AREA : 175.0 sq.m. (1884 sq.ft.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Made with Metropix ©2022

Disclaimer: It is not our policy to test services and domestic appliances and cannot verify as to their working order. The purchaser should seek expert advice from solicitors/surveyors. Neither these particulars nor oral representation form any part of any contract and their accuracy cannot be guaranteed.

G298

42 High Street, Watlington  
 Oxfordshire, OX49 5PY  
 01491 612831

33a High Street, Benson  
 Oxfordshire, OX10 6RP  
 01491 839939

**Griffith & Partners**  
 ESTATE AGENTS, VALUERS AND RESIDENTIAL LETTINGS  
[griffithandpartners.co.uk](http://griffithandpartners.co.uk)