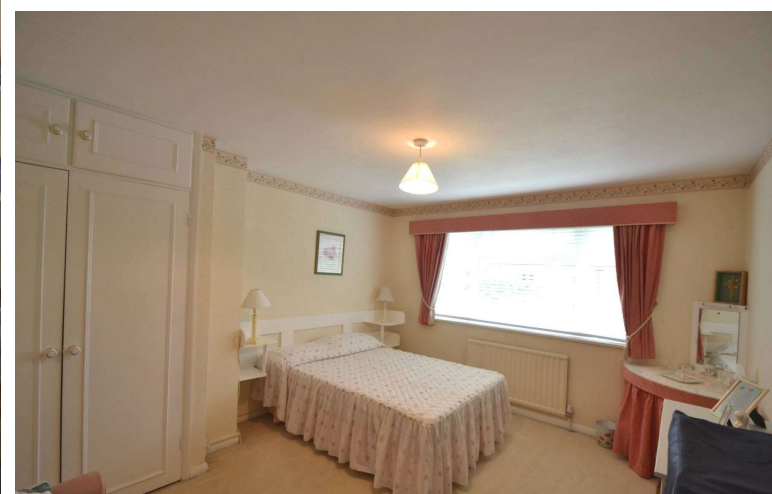




Spring Lea, Brightwell Upperton,  
Watlington, Oxfordshire, OX49 5NY

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





#### DESCRIPTION

Views, location and potential! Spring Lea is a well cared for family home with bright and airy accommodation including reception room, kitchen, three bedrooms and bathroom. A good size garden with extended land beyond looking over open fields. Garage and parking. Excellent development opportunity.

#### ACCOMMODATION - GROUND FLOOR:

Wooden front door with obscured glazed insert into:

#### ENTRANCE HALL: 3.8m (12'6") x 3.4m (11'2")

Doors to lounge, kitchen and large under stairs cupboard, stairs rising to first floor, UPVC double glazed window to the front, coved ceiling, ceiling light point, power point, telephone point and radiator.

#### LOUNGE: 7.7m (25'3") x 3.5m (11'6")

A bright and airy double aspect reception room with UPVC double glazed window to the front and full height double glazed window and sliding door to the rear garden, stone built open fireplace with wooden mantle, coved ceiling, ceiling light points, power points, television aerial point and radiator.

#### KITCHEN: 3.6m (11'10") x 3.4m (11'2")

Fitted with a range of wall and base units, roll edge work surfaces, inset white sink/drain unit, space for electric cooker, space and plumbing for washing machine, space for tower fridge/freezer, part tiled walls, ceiling strip lights, power points, radiator, door to larder cupboard with electric consumer unit, UPVC double glazed window to the rear garden and panel glazed door to the garage.

#### FIRST FLOOR - LANDING:

UPVC double glazed window to the side, doors to all three bedrooms, bathroom and airing cupboard, hatch to boarded loft space, ceiling light point and power point.

#### BEDROOM ONE: 4.1m (13'5") x 3.5m (11'6")

Double room with UPVC double glazed window to the front, built in double wardrobe, ceiling light point, power points and radiator.

#### BEDROOM TWO: 3.6m (11'10") x 3.5m (11'6")

Double room with UPVC double glazed window to the rear, two fitted double wardrobes, storage cupboards and drawer units to one wall, ceiling light point, power points and radiator.





**BEDROOM THREE:** 3.6m (11'10") x 2.5m (8'2")

Double room with UPVC double glazed window to the rear, fitted wardrobes cupboards and drawers to one wall, ceiling light, power points and radiator.

**BATHROOM:** 2m (6'7") x 1.8m (5'11")

Fitted with a white suite of panel sided bath with electric shower and curtain over, pedestal hand wash basin and close coupled WC, part tiled walls, ceiling light point, radiator and UPVC double glazed obscured glass window to the front.

**OUTSIDE:**

The property is fronted by a dwarf brick wall with a decorative chain over, a painted wrought iron gate leads on to the driveway and garage alongside a path to the front and side doors. Area of lawn with attractive flower beds.

The most stunning views are to be had from the rear of the property over open fields. A formal rear garden with well kept lawn, mature flower and shrub borders, paved terrace and pathway leading to the extended land owned by the property. Garden shed, outside tap and personal door into the garage.

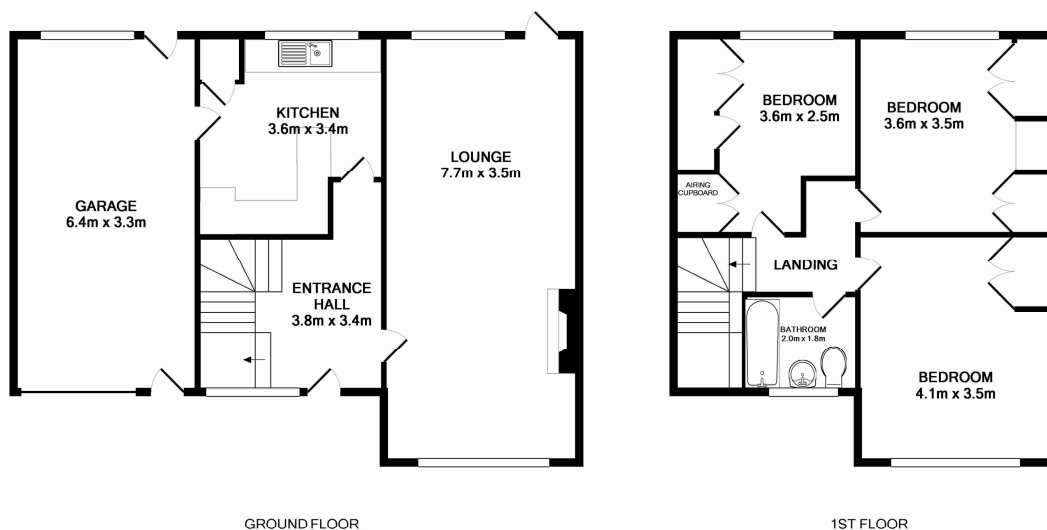
**GARAGE:** 6.4m (21') x 3.3m (10'10")

An extended single garage with up and over door to the front and utility/work shop area to the rear with UPVC double glazed window, oil fired boiler, ceiling strip light, power points, doors to the kitchen and rear garden.



**VIEWING ARRANGEMENT:**

Strictly by appointment via Griffith & Partners, the sole agent. Tel 01491 612831/839939.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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.  
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## Energy Performance Certificate



Spring Lea, Upperton, Brightwell Baldwin, WATLINGTON, OX49 5NY

Dwelling type: Semi-detached house

Date of assessment: 26 May 2015

Date of certificate: 26 May 2015

Reference number: 0335-2866-7354-9325-8125

Type of assessment: RdSAP, existing dwelling

Total floor area: 96 m<sup>2</sup>

### Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

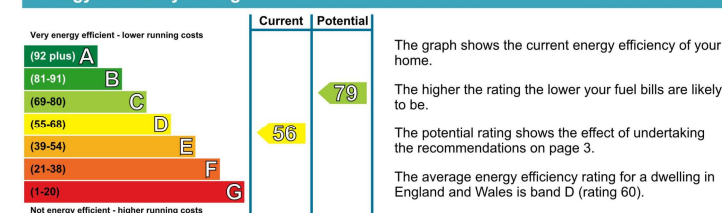
Estimated energy costs of dwelling for 3 years:	£ 3,387
Over 3 years you could save	£ 1,017

### Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 336 over 3 years	£ 177 over 3 years	
Heating	£ 2,433 over 3 years	£ 1,866 over 3 years	
Hot Water	£ 618 over 3 years	£ 327 over 3 years	
<b>Totals</b>	<b>£ 3,387</b>	<b>£ 2,370</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

### Energy Efficiency Rating



### Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£ 117	✓
2 Floor insulation (suspended floor)	£800 - £1,200	£ 219	✓
3 Low energy lighting for all fixed outlets	£40	£ 123	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/savingenergy](http://www.direct.gov.uk/savingenergy) or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

**NB:** The floor plan is included as a service to our clients and is intended as a guide to layout only.

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.

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