

Upper Grange,
Newington
Wallingford
OX10 7AD



A Grade II Listed manor house, tucked away on the banks of the River Thame, with pool, tennis court, two guest/staff cottages and nearly ten acres of serene grounds.

Guide Price £5,500,000 Freehold



Upper Grange

Nestling on the banks of the River Thames and surrounded by its own land, Upper Grange has seen many sympathetic reincarnations to create a stylish home with a great energy, perfectly suited for family living, entertaining and relaxing in exceptionally serene surroundings.

The panelled dining hall, staircase, crossed beamed ceilings, ancient fireplaces and braced doors date back to the reign of James I and reflect the rich history of this house.

The entrance hall opens to the impressive dining hall with its panelled walls and huge fireplace with herringbone brick detailing. The triple aspect drawing room has fabulous views out over the river, with both rooms opening to the gardens. Also off the dining hall is a cosy snug, a spacious study and the wine cellar.

The vaulted kitchen is magnificent, with two huge oak A-Frames showcasing the impressive vaulted ceiling giving the room a wonderfully light feel with a large a stone fireplace, painted cupboards beneath stone worktops, and a large island. Appliances include a four door Aga, Miele oven and induction hob, also off the kitchen is the walk in pantry and doors open to the front and rear gardens with river views, and an enclosed entertaining terrace just off the kitchen.

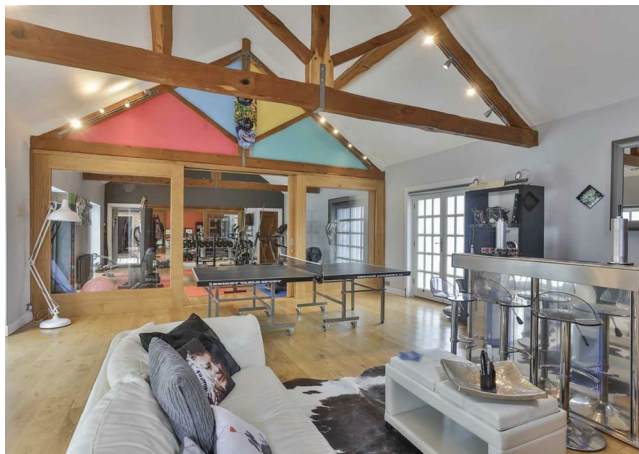
The former barn now houses a large rear hall leading to the family room and utility. A staircase rises to a galleried room and further up to a private guest suite with sitting room and slipper bath.

The main staircase rises from the dining hall with a window seat overlooking the garden. The triple aspect principal bedroom has stunning views, fireplace and dressing room, with a luxurious bathroom beyond. Two further bedrooms and a family bathroom lie on this floor. On the top floor, there is three further bedrooms, one with an ensuite and dressing room, and a further shower room.

Cottages and Entertainment Barn

Situated across the pretty courtyard, are the two cottages, both have kitchen/living room, one bedroom and a bathroom, each with a private garden and parking. Nb: One is currently let on Assured Shorthold Tenancy.

Also across the courtyard from the main house is the impressive vaulted barn. Four pairs of French Doors opens to the pool and its enclosed terrace. Presently the interior is currently split via striking oak framed sliding glass doors to provide separate entertaining space and a gym. Careful consideration has been given to provide total flexibility and the ability to entertain on a large scale. At the far end, is the pool room, with changing area and cloakroom/wc



Outside

Approached through pillared electric gates, a poplar-lined drive leads to the house and its stunning gardens of lawns, meadows and paddocks bordered by the river. Roses and wisteria climb the walls, with a parterre garden, circular pond and Victorian bandstand beyond. Orchards, vegetable garden, tennis court and terraces catch morning and evening sun. A paddock with its own gate links to the water meadow, while a two car garage with workshop completes the setting.

Technical Specification

WiFi enabled throughout the house, Cat 5e/Cat 6 cabling to most rooms, 2 x Gigabit Network Switches (non-PoE) for non PoE devices, 1 x Gigabit Network Switch (PoE) for WiFi access points, Sonos audio system to most rooms including the pool area, CCTV and Alarm, Honeywell WiFi enabled zoned heating, Hydrowise WiFi enabled irrigation system sourcing water from the river.

Situation

Tucked away, in an Area of Outstanding Natural Beauty, Upper Grange is a perfect rural sanctuary, yet within easy and swift access to road, rail and airport links.

The pretty village of Warborough is less than two miles away, with highly regarded village shop/post office, pub and village school. The market town of Wallingford is ideal for everyday shopping including Waitrose. Cultural interests are well served by Dorchester-on-Thames with its ancient Abbey and of course Oxford is also within easy reach. The double Michelin restaurant Le Manoir aux Quat'Saisons is just 5 miles away.

There is Golf at nearby Huntercombe and Frlford Heath, boating on the Thames, with marina facilities in Benson and Abingdon. Henley-on-Thames is easy to reach with its annual Royal Regatta and Festival of Music and Art.

There are an array of highly regarded schools in the area including The Dragon, Radley, Pangbourne, Moulsoford, Cranford House, the Europa School and Abingdon School.

Services

Mains services: Electricity / water
Oil fired central heating to the main house and cottages
Private drainage
Air source heat pump for the pool
Gigaclear fibre broadband

Council Tax: South Oxfordshire District Council
Band G
EPC Exempt

