



## Upton Cider Company



Recently refurbished to a high standard, The Bothy is a spacious two bedroom single storey cottage attached to Upton Fruit Farm House, available to let on a short to medium term basis.

Tucked away on an award-winning cider farm in a 16-acre orchard of 3000 trees, the property has extensive views both of the Berkshire Downs and the Chiltern Hills. The Bothy offers the opportunity to stay in a peaceful location in the Oxfordshire countryside, in a fruit orchard frequented by deer, red kites, and woodpeckers, but with convenient access to main road and rail links.

The accommodation comprises:

**Sitting / Dining Room** Spacious living area with comfortable sofas seating 5, dining table for 5, remote controlled feature fire, TV, DVD player, and CD/radio.

**Kitchen / Breakfast Room** Fully equipped with full sized oven and ceramic hob, Miele dishwasher, fridge/freezer, microwave, extraction fan, table and 4 chairs, and full dinner service for 8.

**Utility Room** With washing machine and direct outside access.

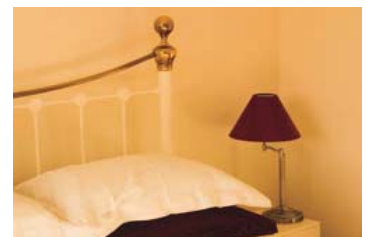
**Two bedrooms** One double (5ft) and one twin.

**Bathroom** With bath and electric shower over, hairdryer.

**Outside** At the side of the cottage lies a large grass area with table and chairs overlooking the orchard, space for parking several cars, and drying facilities.

Oil fired central heating and electricity, linen and towels, and free WiFi Internet access are all included. Complimentary tea and coffee awaits you on arrival.

Please note that families with small children should be aware that a small pond lies near the Farm House, and the garden is not enclosed. **Non-smokers only.** Dogs are not permitted. Sorry, fireworks are not allowed for reason of the thatched roof on the Farm House.



For more information contact:  
Upton Fruit Farm  
Upton, Didcot, Oxon OX11 9JE  
Tel: 01235 850808  
Email: [info@uptoncider.co.uk](mailto:info@uptoncider.co.uk)  
[www.uptoncider.co.uk](http://www.uptoncider.co.uk)