



Brightwell Street, Brightwell-cum-sotwell, OX10 0RX
£965,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

Located in the very heart of one of South Oxfordshire's most desirable villages is this four-reception room, four/five bedroom country home offering over 3000sq ft of accommodation with barn, double length garage and a storied history as the old village shop and post office. The property is valuably unlisted and offers exceptional potential to reconfigure and extend into the barn; subject to the relevant permissions.

The property comprises entrance hall with stairs down to a cellar, amazing 34ft lounge diner of striking scale, snug, kitchen-breakfast room, dining room, lean to which offers good storage, cloakroom, utility room/boot room, and garden room (unfinished). Completing the downstairs accommodation is a large barn with mezzanine accessed from the utility room which is currently exceptional storage but, in our view; could be an amazing space to relocate the kitchen.

On the first floor there is a bathroom, study, and four very generous bedrooms with high ceilings. To the side of the property there is a driveway which leads to a double length garage with light & power. Finally, to the rear, there is a good size predominantly lawned garden with side and rear access. For the size, village and flexibility of the accommodation to be fully appreciated; the property must be viewed.





Key Features

- Four / Five bedroom country home.
- Four reception rooms.
- Over 3000sq ft of accommodation.
- Amazing 34ft lounge-diner.
- Double length garage and separate barn.
- Historically the old village and post office.
- Cellar.
- Charming and highly sought after South Oxfordshire village.



The Location

Located in the heart of the sought after village of Brightwell-cum-Sotwell, situated between Wallingford and Didcot, about 14 miles south of Oxford and 15 miles west of Henley-on-Thames.

The village comprises of some lovely period properties situated along narrow twisting lanes where large trees, high hedgerows and high walls are characteristic. Village amenities include a primary school, a post office, a public house and two parish churches. The nearby Thameside town of Wallingford has a Waitrose and a variety of shops, restaurants, pubs and cafe's, together with a monthly Farmer's market, cinema and theatre.

Road and rail connections are excellent, with access to the M4 J12, the A34 to Newbury and Oxford and the M40 (J6). Didcot Parkway station provides a regular service to London, Paddington. There is an excellent choice of state and independent schools in the area including a state primary in the village.

Some material information to note: Gas central heating. Mains water, mains electrics, mains drains. The property has driveway parking. Ofcom checker indicates standard to superfast broadband is available at this postcode with the possible exception of ultrafast. Ofcom checker indicates mobile availability with some of the major providers could be compromised. The government portal generally highlights this as an unlikely/very low risk postcode for flooding. We are not aware of any planning permissions in place which would negatively affect the property. Details of any covenants or easements are available on request from the estate agent.



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2. Any areas, measurements or distances are approximate.

The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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Approximate Gross Internal Area (Including Void)

Ground Floor = 135.0 sq m / 1,453 sq ft

First Floor = 75.5 sq m / 813 sq ft

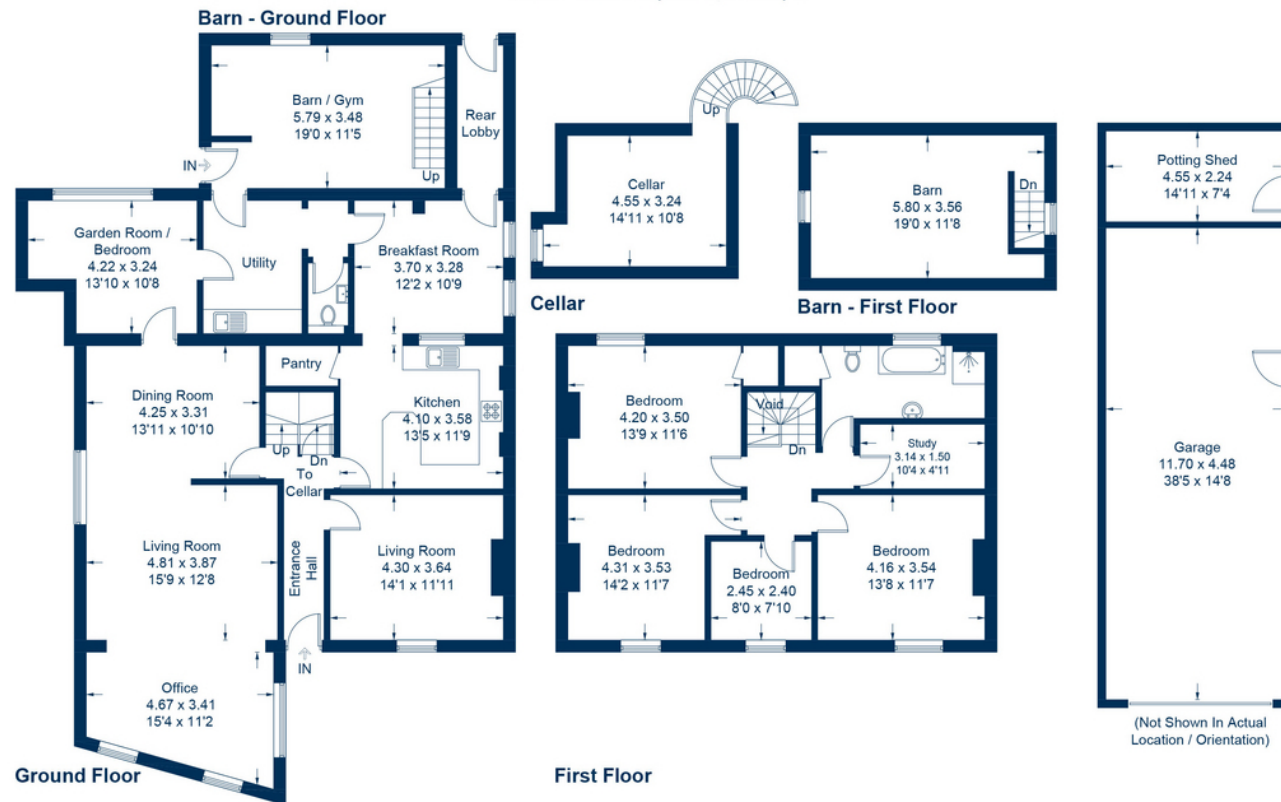
Cellar = 13.5 sq m / 145 sq ft

Barn - Ground Floor = 20.7 sq m / 223 sq ft

Barn - First Floor = 20.6 sq m / 222 sq ft

Garage / Potting Shed = 64.1 sq m / 690 sq ft

Total = 329.4 sq m / 3,546 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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