



Bakers Lane, Brightwell-cum-sotwell, OX10 0PX
£1,450,000 Freehold

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The Property

Nestled in a quaint location on a quiet country lane neighbouring fields is this four bedroom four reception room detached property with exceptional annex sitting in well-stocked and colourful gardens of approximately half an acre. Five Acres is an impressive detached home with attractive elevations, located in a semi-rural position on the edge of one of South Oxfordshire's most desirable villages, and offers extensive driveway parking, double garage, and substantial potential for further extensions; subject to the relevant permissions.

The main house comprises entrance hall, country kitchen-diner with central island, inner hall, cloakroom, lounge with working fireplace, family room with wood-burning stove, study and conservatory. On the first floor there is a refitted modern bathroom and four bedrooms; the guest with en-suite and the master bedroom with vaulted ceiling, en-suite and dressing area. Ample parking leads to the double garage which has light and power. A 414 sq ft annex sits above the garage with small balcony and offers modern accommodation comprising kitchen-breakfast room, lounge, bathroom, and bedroom with fitted wardrobes.



Beautifully maintained gardens with well stocked borders surround the property which has a pond and outbuildings. In our view, the property could undergo even further extension work to create a quite landmark residence. For the location, gardens, and annex to be fully appreciated; the property must be viewed.



Key Features

- Four bedroom detached house with attractive elevations.
- Manicured well stocked gardens of approximately half an acre which surround the property.
- Double garage and ample drive way parking.
- Four reception rooms including country kitchen-diner with central island.
- Study.
- Country lane location with pleasant country views.
- Further potential to extend if desired. (subject to the relevant consents).
- Exceptional 414 sq ft annex.



The Location

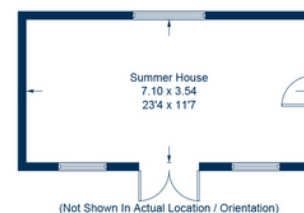
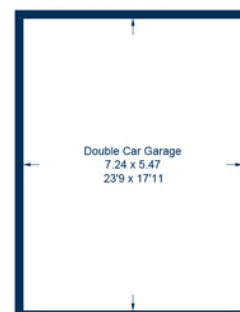
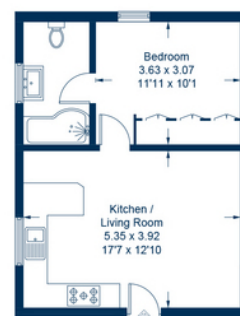
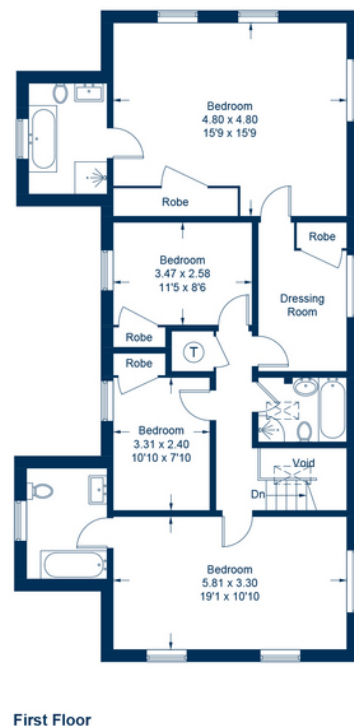
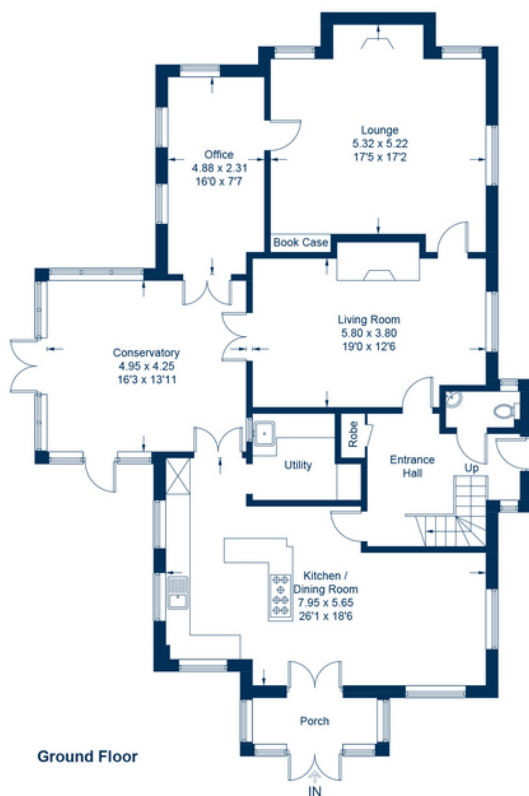
Located in the heart of the sought after village of Brightwell-cum-Sotwell, situated between Wallingford and Didcot, about 14 miles south of Oxford and 15 miles west of Henley-on-Thames. The village comprises of some lovely period properties situated along narrow twisting lanes where large trees, high 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 and an access road with a long established right of access. Ofcom checker indicates standard broadband 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 a unlikely/very low risk address 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.



Approximate Gross Internal Area
 Ground Floor = 142.7 sq m / 1,536 sq ft
 First Floor = 99.5 sq m / 1,071 sq ft (Excluding Void)
 Garage - Ground Floor = 39.5 sq m / 425 sq ft
 Garage - First Floor = 38.5 sq m / 414 sq ft
 Summer House = 25.2 sq m / 271 sq ft
 Total = 345.4 sq m / 3,717 sq ft



(Not Shown In Actual Location / Orientation)

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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