



Bakers Lane, Brightwell-cum-Sotwell, OX10 0PX  
£800,000 Freehold

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SALES LETTINGS









## The Property

Nestled in the idyllic and highly sought-after village of Brightwell cum Sotwell, this delightful three-bedroom detached cottage offers a perfect blend of character.

The ground floor boasts cloakroom, four versatile reception rooms, including a bright and airy conservatory that opens onto the garden—ideal for both relaxing and entertaining. A cosy sitting room with feature fireplace, a formal dining room, and an additional living space offer ample room for flexible family living. Upstairs, the cottage presents three well-proportioned bedrooms and family bathroom, all with exposed beams and period features.

Externally, the home benefits from a gated and graveled driveway, a charming garden with mature shrubbery and a detached garage.

This rare opportunity to acquire a quintessential English cottage in one of Oxfordshire's most desirable villages is not to be missed.

Some material information to note: Oil central heating. Mains water, mains electrics, mains drains. The property has driveway parking. 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.







## Key Features

- Detached characterful cottage
- Four reception rooms
- Three bedrooms
- Period features throughout
- Desirable location
- Driveway parking and garage





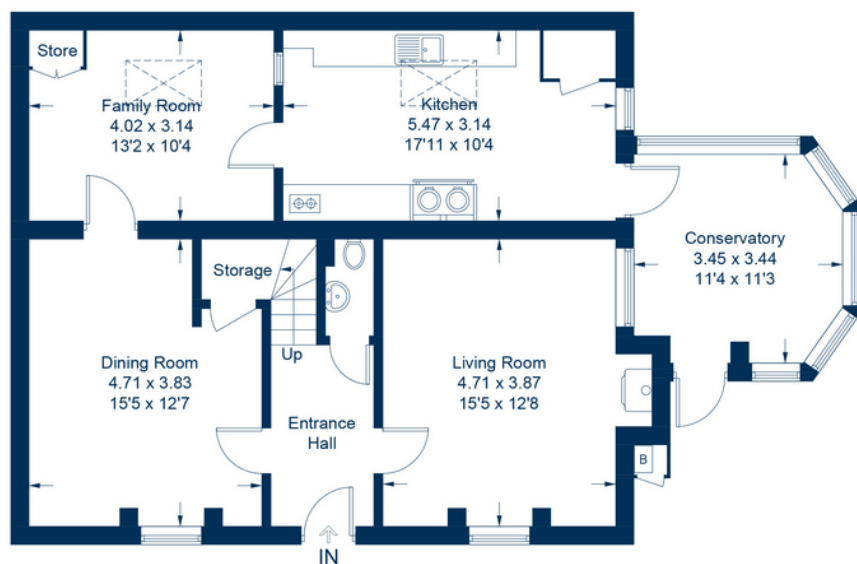
## The Location

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.

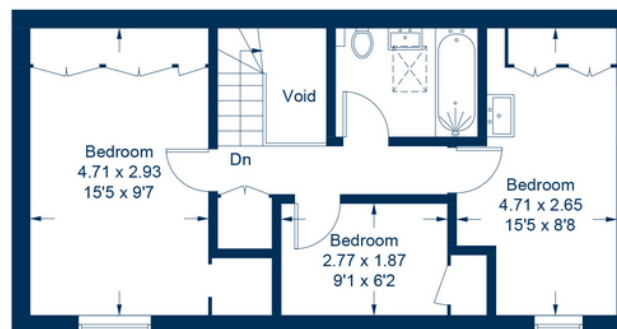
The nearby Thameside town of Wallingford has a Waitrose and a variety of shops, restaurants, pubs and cafe's, together with a monthly Farmer's market, cinema and theatre. Road and rail connections are excellent, with access to the M4 J12, the A34 to Newbury and Oxford and the M40 (J6). Didcot Parkway 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.



Approximate Gross Internal Area  
 Ground Floor = 92.8 sq m / 999 sq ft  
 First Floor = 43.7 sq m / 470 sq ft  
 Total = 136.5 sq m / 1,469 sq ft  
 (Excluding Void)



**Ground Floor**



**First Floor**

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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**Wallingford Office**  
 72 High Street, Wallingford  
 Oxfordshire, OX10 0BX

T 01491 833 833  
 E [wallingford@thomasmerrifield.co.uk](mailto:wallingford@thomasmerrifield.co.uk)  
 W [thomasmerrifield.co.uk](http://thomasmerrifield.co.uk)

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