



THOMAS
MERRIFIELD

SALES LETTINGS

Beauchamp Grange, Old Nursery Lane, Brightwell-cum-Sotwell, OX10 0RB



Beauchamp Grange, Brightwell-cum-Sotwell

A stunning family home with a 0.4 acre plot



We are delighted to present this exquisite five-bedroom detached property, offering the perfect haven for a growing family. Situated in the charming village of Brightwell-cum-Sotwell, this remarkable home encapsulates comfort, style, and serenity.

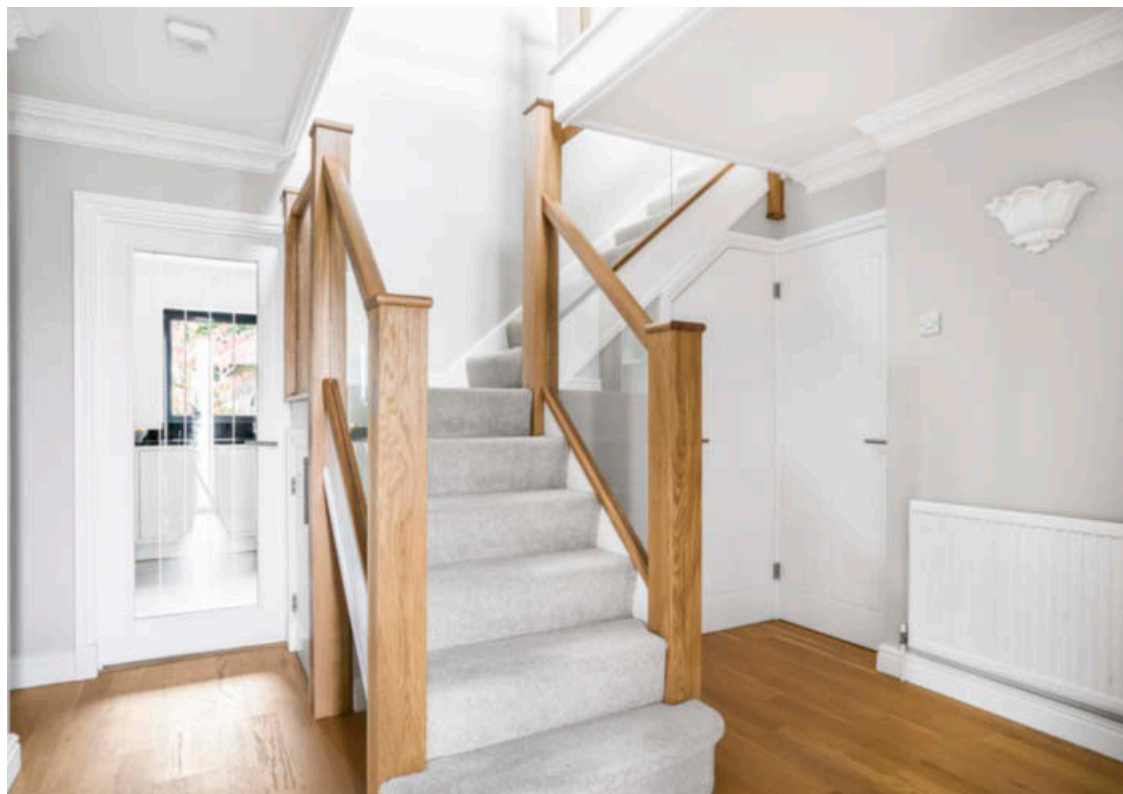
Step inside and be instantly captivated by the stunning features that adorn this residence. The beautifully designed principal suite serves as your peaceful sanctuary, providing an unparalleled retreat to unwind after a long day. With three modern bathrooms, convenience and comfort meet seamlessly, ensuring no queue for the mornings.

Embodying a warm ambience, the spacious living areas are enhanced by a wood burner, creating an inviting atmosphere for cosy family gatherings. The thoughtfully fitted kitchen is a chef's dream, equipped with state-of-the-art appliances that will effortlessly accommodate your culinary adventures.

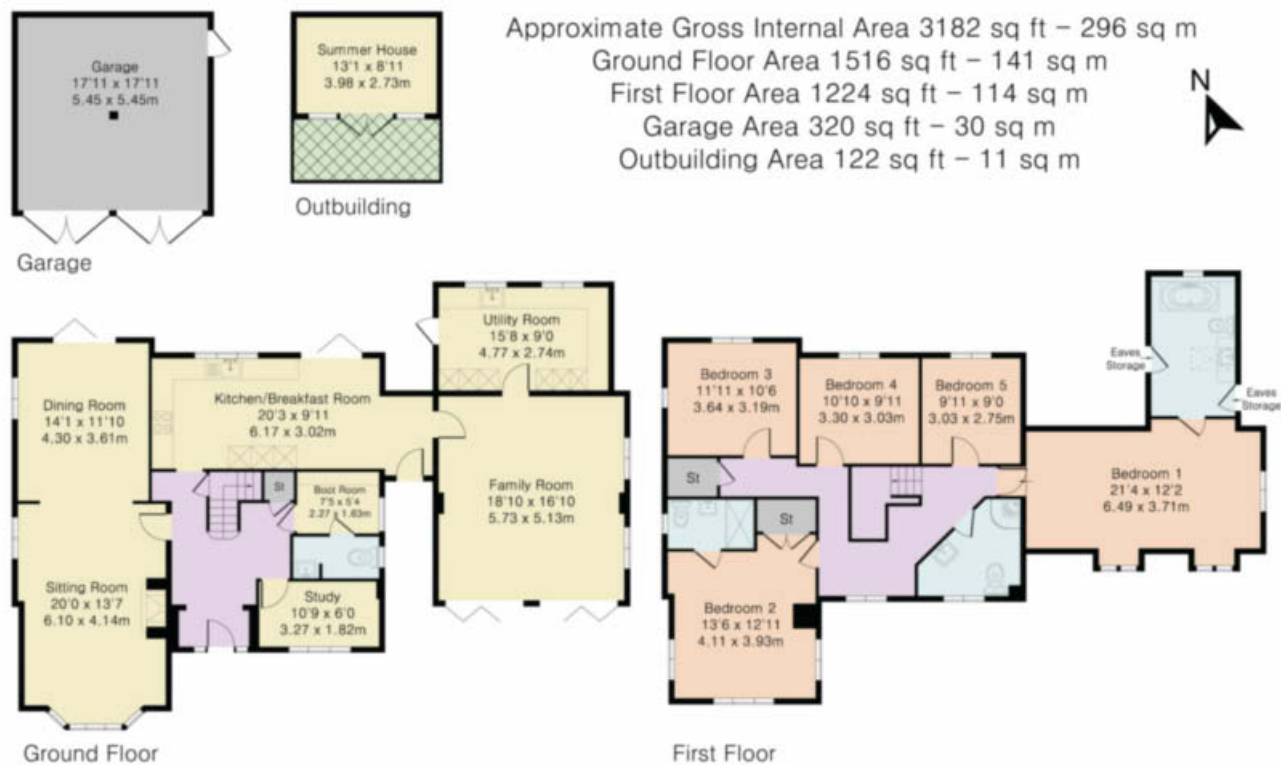
Boasting not only elegance but also practicality, this immaculate home features a double oak framed garage and a large driveway with 7KwH EV charging point, offering ample parking space for all your vehicles. The property's extensive frontage adds a touch of grandeur, providing a picturesque welcome before you even set foot inside.

Nestled within private gardens, this haven embraces the best of outdoor living. Let your little ones roam freely whilst you indulge in the peacefulness, or transform this vast space into your own personalised sanctuary. The choice is yours. Additionally, there is an exciting opportunity to convert a part of the property into a separate annex, catering to your evolving needs.









Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Important Notice

Thomas Merrifield for themselves and their clients give notice that:-

1. They are not authorised to make or give representation or warranty in relation to this property, either on their own behalf or on behalf of the Seller. They assume no responsibility for any statement made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. All areas, measurements or distances are approximate. The particulars are intended for guidance only and are not necessarily comprehensive. A wide angle lens may have been used in photography.
3. They have no responsibility for any expenses or costs incurred by prospective Buyers in inspecting properties which have been sold, let or withdrawn. Applicants are advised to contact the Agent to check availability and any other information of particular importance to them, prior to inspecting the property, particularly if travelling some distance.

Outside

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Location

Located in the heart of the idyllic village of Brightwell-cum-Sotwell, you'll discover a plethora of charming amenities at your disposal. Explore the rich history of the village has to offer, furthermore, Wallingford, with its vibrant character, is easily reachable, satiating your desires for that perfect mix of village and town life.

To add to the convenience, the nearby Didcot Parkway train station ensures effortless journeys for commuters, connecting you seamlessly to Oxford and Reading and beyond.

Local Area

The village of Brightwell cum Sotwell is one of the oldest settlements in England, recorded in the Domesday book by one of William the Conquerors agents, and plays host to a collection of black and white thatched cottages, period properties and individual modern builds. The village itself offers an award winning public house, primary school, pre school, four churches, a village hall and a thriving volunteer run shop selling essentials and local produce.

For commuters the M4 & M40 are accessible as well as Didcot Parkway, offering a fast speed rail link to London Paddington, Reading & Oxford, only 3 miles away. The neighbouring market town of Wallingford, with the picturesque River Thames, provides supermarkets, multiple primary schools, a secondary school and plentiful shops and amenities. For private schools, Moulsoford Boys and Cranford House are located only a short drive away.

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