














Guide Price
£1,400,000 Freehold

The Old Forge
Brightwell Baldwin,
Watlington OX49 5NP

The Old Forge was built in the early part of the 18th century and served as a smithy and house until the 20th century. Recent alterations and improvements have created a lovely family home cleverly combining the contrasting styles of its early origins and the contemporary finish of the recent additions to the house. It occupies a glorious setting with gardens of about half an acre.

-  Reception Hall
-  Open Plan Family/Dining Room
-  Open Plan Kitchen
-  Sitting Room
-  Study (& Office)
-  3/4 Bed & 2 dressing rooms
-  4 En Suite Bath/Shower rooms
-  Cloakroom
-  Utility Room
-  Garage
-  Large Garden

A lovely listed village house of exceptional charm with delightful gardens of half an acre

-  Watlington 2.2 miles
-  Wallingford 9 miles
-  Oxford 15 miles
-  M40 (J6) 6 miles
-  Heathrow 38 miles
-  London 50 miles



Description:

This lovely 18th century house was originally a smithy and occupies a wonderful setting in the village backing onto Brightwell Park and alongside the 14th century parish church of St Bartholomew's. It was extended and refurbished about 15 years ago with further alterations and improvement works being undertaken more recently by the present owner.

The interior has immense charm and character with the original elements of the property contrasting well with the contemporary extension that provides a large open plan kitchen/dining/family room with under-floor heating, electric Aga and double doors to a sunny terrace. There is a spacious hall with log-burning stove, an additional reception room, study, fourth en-suite bedroom and utility room on the ground floor with three en suite bedrooms on the first floor.

Outside the property includes a garage with hinged wooden doors and a storage loft above. The gardens are delightful and extend to about half an acre with mature planting and a variety of trees including a small orchard. A rose garden, summer house, tree house, gravel garden and a deep mixed border provide additional interest all year round.



Brightwell Baldwin

Brightwell Baldwin is a quiet and unspoilt rural hamlet only 2 miles to the west of Watlington. The village includes some delightful period buildings among them St Bartholomew's Church and the well-known Nelson Inn. Watlington provides local services including a public library, excellent schools, doctors and dentist surgeries as well as clubs, societies and independent shops.

More comprehensive facilities and shops can be found in Wallingford or Henley on Thames. Junction 6 of the M40 is about 5 miles distant and provides easy access to the Midlands and London as well as Oxford and High Wycombe.



Outside

Garage: Brick built with hinged wooden doors and loft storage above. Light and power points.

Garden: The gardens on three sides of the property extend to about half an acre. There are terraces to both flanks of the house with an extended lawn beyond edged by deep, well-stocked mixed borders. There is a small timber summer house, a shaped rose garden, tree house and garden sheds. There are a number of mature specimen trees, including a productive orchard, providing shade and interest.



Services

Mains services: Electricity / Water

Drainage: via a private septic tank

Heating: Oil fired central heating,

Fibre optic broadband

Local Authority: South Oxfordshire District Council

Council Tax Band: G

EPC: Listing exemption.

Viewings

Viewing by prior appointment with Robinson Sherston
Watlington office

Tel: **01491 614 000**

Email: **watlington@robinsonsherston.co.uk**



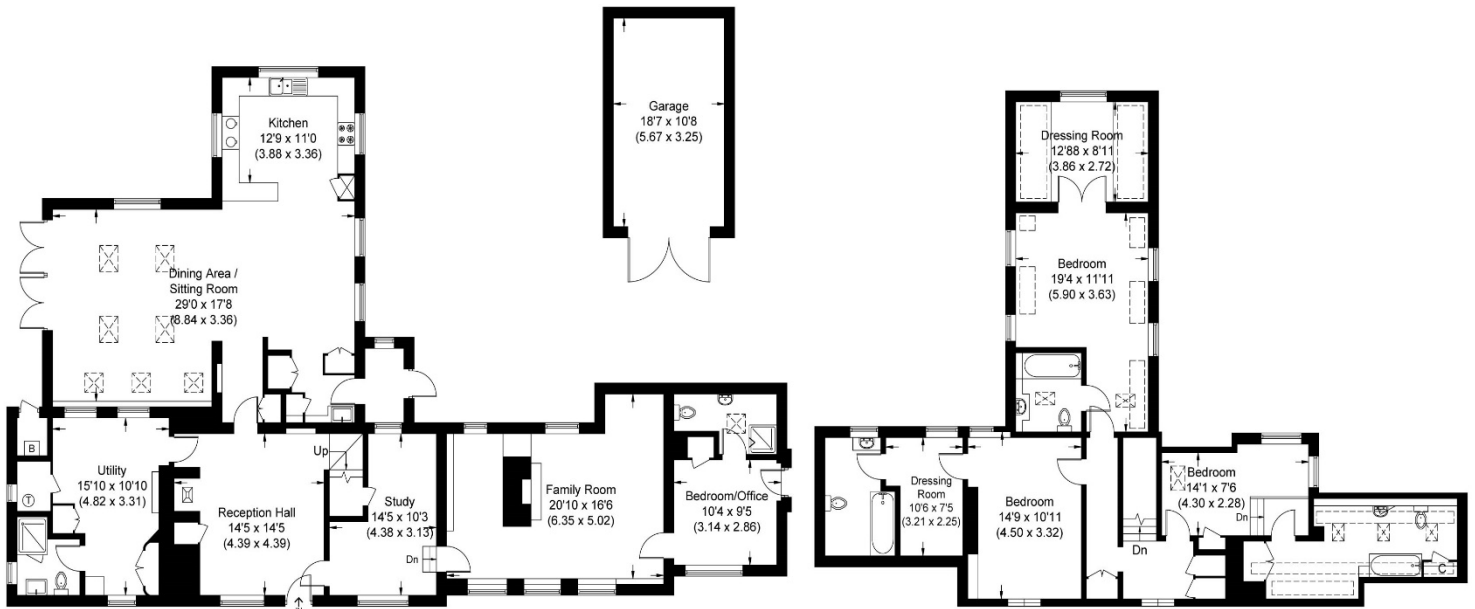
Sales Disclaimer

IMPORTANT NOTICE: *Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or that any services, appliances, equipment, or facilities are in good working order. Measurements and distances referred to are given as a guide only whilst descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Purchasers must satisfy themselves by inspection or otherwise on such matters prior to purchase.*

The Old Forge

Approximate Gross Internal Area 271.36 sq m / 2920.89 sq ft
(Excluding Garage)

Garage Area 18.43 sq m / 198.37 sq ft



Ground Floor

First Floor

Illustration for identification purposes only,
measurements are approximate, not to scale.