



Heathfield
Brightwell Baldwin | Watlington | Oxfordshire | OX49 5NP

FINE & COUNTRY

HEATHFIELD

Heathfield is an exceptional, fully modernised, contemporary cottage-style family home that seamlessly blends exquisite period character with the latest quality fixtures and fittings, perfect for modern living. Located about 2.5 miles from the small market town of Watlington, it sits in a prestigious and idyllic hamlet within a conservation area. The surrounding bucolic landscape is largely owned by the village residents, contributing to its serene and private atmosphere.



HEATHFIELD

Property Summary

Originally built around 1890, Heathfield transitioned from manorial to private ownership in the 1940s. In the 1980s, the property underwent significant alterations and extensions, which were carefully and sympathetically executed, transforming it into a spacious family home with light-filled rooms, high ceilings, and a pleasing flow of space. In 2000, Heathfield benefitted from further notable improvements, including underfloor heating, and has since been consistently upgraded with top-quality fixtures and fittings, such as a bespoke, handmade solid oak kitchen.

The home features four spacious bedrooms, two with en-suite shower rooms, a family bathroom, and a ground-floor cloakroom. The two main reception rooms (sitting and dining rooms) offer versatility and can be interchanged depending on the owner's lifestyle needs. The kitchen opens into the sitting room, forming the central hub of the home—a perfect space for modern living and entertaining. The dining room leads to the garden room, while a snug adjoins the dining room with a modular staircase leading to a study area. A further study is positioned off the sitting room, making the layout ideal for multiple home offices, with workstations located at opposite ends of the property.

The home is equipped with underfloor heating (a wet system with manifold controls in a downstairs cupboard) and individual thermostats in each room for total heating control. The ground floor features oak flooring (except the kitchen), while the upstairs is carpeted, except for the bathrooms, which feature ceramic tiling. Downstairs internal doors are solid oak, and the external windows are double-glazed.

Ground Floor

A double-glazed door leads into the hallway, which has a feature wall of exposed brickwork, two unglazed internal windows, and glazed windows to the front. The entrance hallway opens into the high vaulted main reception area with balcony above and oak steps leading to the sitting room, stairs to the first floor, and a door to the dining room. A cloakroom with half-tiled walls and a two-piece suite is located off the hallway.

The sitting room, with a window to the front, features a working fireplace with hearth, surround, mantel, and attractive floral inset tiles. The room adjoins the kitchen in an open-plan layout, creating the central hub of the home. The study, adjacent to the sitting room, also features a window to the front, a fireplace, and recessed shelving. The dining room, which could also serve as the main reception room, features a double-sided "Villager" wood burner set in a brick fireplace. It opens to a bright, triple-aspect garden room with a high vaulted ceiling, some exposed brickwork, beams, and windows overlooking the rear garden, with a door leading outside.

A snug/play area, adjoining the dining room, features a modular oak staircase leading to a private study with wrought iron railing, laminate wood flooring, and a Velux window. The kitchen is beautifully fitted with custom, handmade solid oak cabinets, black granite countertops, a Belfast sink, mixer tap with a drinking filter, and a Quooker boiling water tap. Integrated appliances are included, along with space for a wide range oven with a canopy extractor fan. There is a full-height double crockery cupboard, extra deep pan drawers, and a spacious walk-in pantry with oak shelving, lighting, and an extractor fan. Windows overlook the rear garden, with a door providing access to it.









Seller Insight

“*Heathfield has been our much-loved family home for over 20 years. The house and the village offer the best of both old and new.*”

The house was originally built at the end of the 19th Century and retains many original features and lots of Victorian charm. It has also been improved to incorporate many modern and sustainable features such as underfloor heating and an air source heat pump.

*The village is quiet and peaceful yet has a wonderful community of neighbours and a lovely local dining pub and active village church. The village offers truly magical walks on quiet bridle ways and footpaths. Within easy reach are the charming market towns of Watlington and Wallingford, and Oxford is only 25 minutes by car. The house works wonderfully in both the summer and winter. In the summer the doors open on to a large patio area but stays lovely and cool inside. In the winter it is cosy with warm floors in all rooms and open fires in three rooms.**

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







First Floor

The first-floor galleried landing, illuminated by a sun tunnel, overlooks the downstairs entrance hall and front garden area. It provides access to the master bedroom and a hallway leading to three further bedrooms and a family bathroom. The master bedroom, which overlooks the beautiful St. Bartholomew's Church, features a spacious en-suite shower room with a walk-in double shower, wall-mounted controls, a rinser, and a rainforest shower. The second bedroom is generously sized, with an en-suite and idyllic views of the garden and village. The two further bedrooms, which share a family bathroom, are positioned together, with one offering picturesque views of the church and village.











Outside

The Gardens

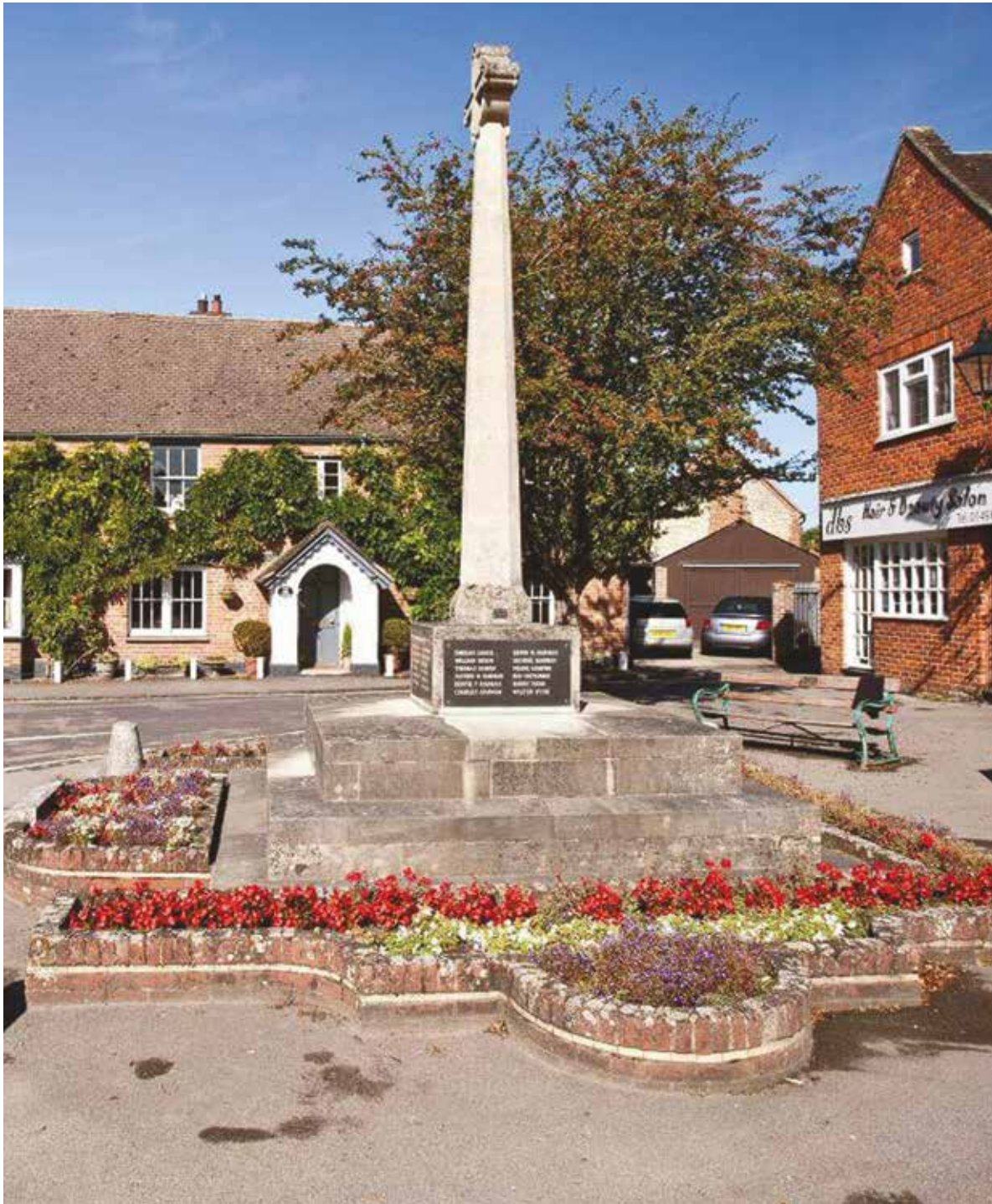
Brick pillars with double timber gates and a gravel driveway lead to the front and rear gardens, providing parking for several vehicles. The front garden features raised flower beds and a large, secure lawn area, enclosed on two sides by a mature beech hedge. To the rear, a wide paved patio and seating area, ideal for “bistro-style” barbecues, is surrounded by flower and shrub borders, along with a landscaped lawn. The gardens offer complete privacy and seclusion, creating the atmosphere of a detached property, although Heathfield is technically semi-detached.

Double Garage and First-Floor Flat

A notable feature of the property is the double garage with an annexe above. This space is versatile and could serve as a “granny flat,” guest or au-pair accommodation, an AirBnB, or a small business. The first floor houses a large double bedroom with its own bathroom, and the annexe has independent heating and hot water. On the ground floor, the garage offers extensive storage, a workshop, a home gym, and a kitchenette with a Belfast sink, currently used as a laundry room and utility space.





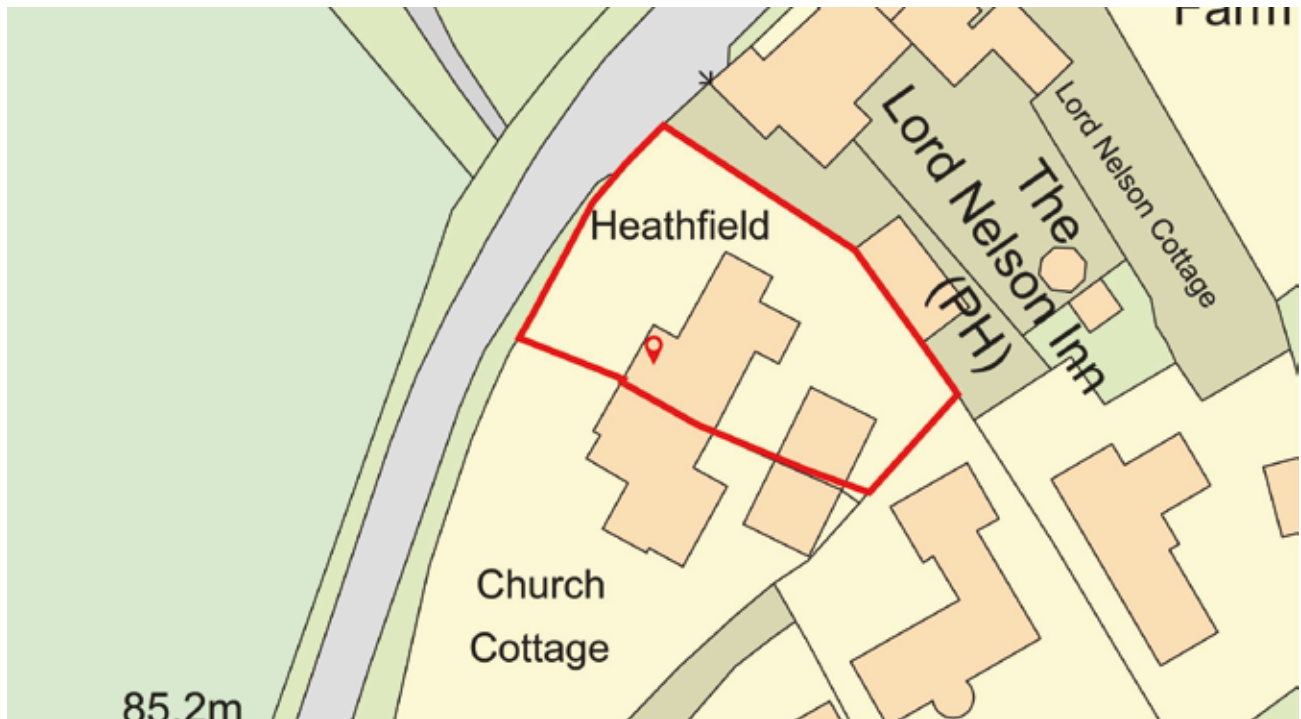


Location

Brightwell Baldwin is a small, quintessential English hamlet with deep historical roots, located in South Oxfordshire. It offers a strong sense of community, making it a safe and inviting environment for a growing family. Situated in a picturesque rural landscape, the hamlet is known for its tranquil charm and rich history. Brightwell Baldwin is approximately 10 miles southeast of Oxford, 2 miles from the market town of Watlington, and 8 miles from Wallingford, which lies on the River Thames and offers extensive shopping amenities, including a large Waitrose. Wallingford also boasts a highly regarded high street, along with doctor and dental practices.

At the heart of the village is the beautiful St. Bartholomew's Church, a 13th-century Grade I listed building. The Lord Nelson, a fine dining restaurant and pub, is another hidden gem located in the village centre. Numerous scenic walks surround Brightwell Baldwin, including circular routes and easy hikes. Of particular note is the Library Walk, a 14-mile circular route that passes through nearby villages.





Services, Utilities & Property Information

Utilities -

- Mains water and electricity
- Wastewater treatment system
- Underfloor heating throughout, powered by an air source heat pump
- Two broadband connections, one fibre at 600 Mbps
- Option to install solar panels on the back of the double garage for added energy efficiency

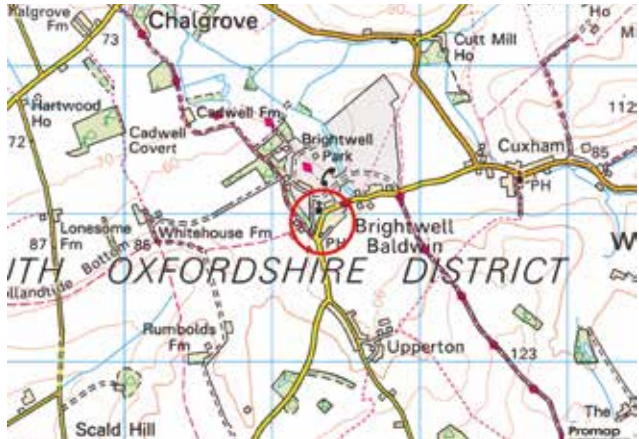
Mobile Phone Coverage

4G mobile signal is available in the area we advise you to check with your provider

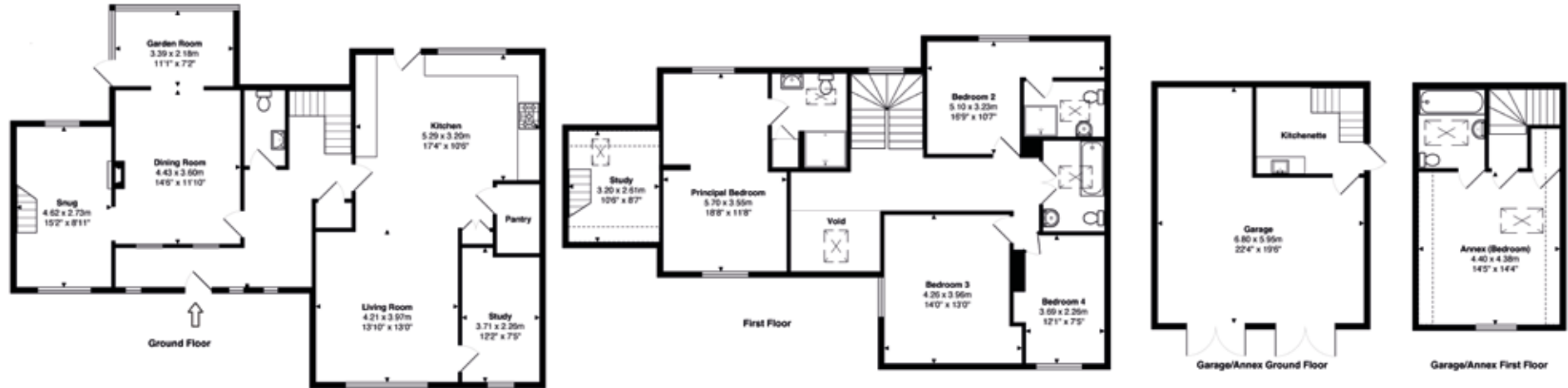
Tenure - Freehold

Directions

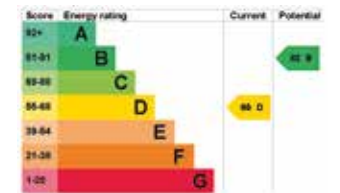
Postcode : OX49 5NP / what3words :- tomb.relocated.forget



Heathfield, Brightwell Baldwin, Brightwell Baldwin, Watlington, OX49 5NP



Main House Total Area : 205.9sqm / 2215sqft
 Garage/Annex Total Area : 67.1sqm / 722sqft
 Total Area Of All Space : 272.9sqm / 2937sqf (Excluding Void)
 Limited Use Area : 9.9sqm / 106sqft
 All measurements are approximate and for display purposes only





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