

Brightwell Manor

Brightwell-cum-Sotwell, Oxfordshire





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Wallingford 3 miles, Didcot Parkway railway station 4.5 miles (trains to London Paddington from around 43 minutes), Abingdon 8.5 miles, Oxford 13 miles, M40 (Junction 6) 13 miles, Henley-on-Thames 14 miles, Heathrow Airport 37 miles, Central London 51.4 miles
(Distances and times are approximate)

An impressive, well-situated edge of village Grade II listed manor house.

Accommodation

Main house

Entrance porch | Drawing room | Dining room | Kitchen | Sitting room | Family room | Study | Utility room | Boot room | Cloakroom | Cellar

Principal bedroom with en suite bathroom and dressing room | Three further bedrooms | Family bathroom | Storage

Second floor with two bedrooms | Kitchenette | Bathroom | Attic storage

Annexe

Over two floors comprising Kitchen | Sitting room | Two bedrooms | Music room | Bathroom | Shower room

Guest Cottage

Over two floors comprising Kitchen | Dining room | Sitting room | Utility room | Cloakroom | Two bedrooms | Family bathroom

Outside

Double garage | Two stables | Walled garden | Extensive lawns | Tennis court | Moat with mooring

In all about 4.88 acres



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Situation

Brightwell Manor is positioned on the edge of the picturesque and much sought after Oxfordshire village of Brightwell-cum-Sotwell with its parish church, primary school, pub and post office. The village is close to Wallingford, a thriving market town, where there are a superb range of shops, including a Waitrose, restaurants and cafes as well as all the other amenities you would expect of a large market town.

The house is well placed to benefit from many beautiful walks and cycling routes through and around the village along the Thames path and to Wittenham Clumps. Nearby sporting facilities include Hadden Hill, The Springs and Huntercombe Golf clubs.

Communications in the area are excellent with easy access to the motorway system (M40, A34 and M4). Didcot Parkway station is about a 12 minute drive and provides quick and regular train services into London Paddington (from 43 minutes).

There are a number of excellent local schools close by including, The Manor, Chandlings, Rupert House, St Hughs, Cothill, Abingdon School, Radley College, The Oratory, Bradfield, St Helen and St Katharine's, Cranford House and Moulsoford. Oxford schools including The Dragon, Headington School, Magdalen School, Summer Fields and St. Edward's are also within striking distance.

History and architecture

The village of Brightwell and Sotwell date back to Saxon times. Brightwell was originally known as Beorht-Wille meaning Bertha's Spring. Bertha was the Saxon goddess of sacred springs and the moon. Sotwell may have meant South Town Spring. It is believed that King Stephen built a moated siege castle in the 1150s on the site where the manor now stands. This was delivered up to Duke Henry after the Civil War and probably promptly demolished. Originally, the moat also encircled the neighbouring Church of St Agatha, which indicates that the Bishop built it as a garrison church.

Brightwell Manor represents two distinct principal periods of architecture – the heart of the house, believed to date back to 1605, includes the sitting room, family room, and oak-panelled bedroom suite. The original estate included extensive arable farmland and further properties (which were sold in 1914), with the large bell set within the chimney at the rear of the house believed to call workers in from the fields.

Towards the end of the 18th century the attractive symmetrical Georgian frontage was added. Constructed of red brick with blue brick headers, tall sash windows, a centrally placed entrance door with elegant fanlight and a parapet concealing the tiled roof. The annexe and kitchen were built in the 1950s, in keeping with the Georgian character of the house.

Out of its many owners over the centuries, perhaps Brightwell manor's most notable was the Reverend Dr W R Inge, Dean of St Paul's Cathedral and Knight Commander of the Victorian Order. He was a prolific author and used the family room as his study for writing. The current owners bought the house from his family in 1971.

The house has been in the same family ownership for circa 50 years and so provides a rare opportunity to purchase an historic house in one of the most sought after Oxfordshire villages.



Brightwell Manor

Brightwell Manor is Grade II listed, providing outstanding and flexible living and bedroom accommodation. The house has many character features reflecting its Georgian and Tudor origins, including high ceilings, large sash windows with shutters, wood panelling, ornate cornicing, open fireplaces and flag stone floors. The rooms are well laid out and include a large reception hall with a well-proportioned dining room and drawing room either side, sitting room, family room, kitchen and study (with a mural painted by the neo-romanticist, George Warner Allen). There is a utility area and separate WC as well as stairs leading up to a single bedroom.

To the rear of the house is an extension, added in the 1950s,

presently used as a separate annexe with its own access and comprising a sitting room, kitchen, two bedrooms and a bathroom, along with a large 'music' room on the first floor which is around 35' by 15' in size. This addition is a wonderful space and could provide a dramatic home office, further ancillary accommodation, music room or studio. It is a double aspect room with views across the Oxfordshire Downs from the balcony.

The first floor comprises the oak panelled principal bedroom suite, dressing room and en suite bathroom, a single bedroom, two further bedrooms and family bathroom. The second floor comprises two bedrooms, a kitchenette and bathroom.





The Cottage

Originally the stable block, having been built in the 1840s, the cottage has a sitting room, dining room and kitchen with two bedrooms and bathroom on the first floor.



Gardens and grounds

Brightwell Manor is approached up a sweeping drive bordered by mature trees and a large pond, to the front of the house where there is ample parking and also branches off to the cottage and rear of the house. The house is bounded on three sides by a stream-fed, wide moat, with a dam that controls the water level. Predominantly laid to lawn there are mature trees including a chestnut tree, grown from a conker taken from Windsor's Royal Mile, as well as fruit trees. A walled garden, to the rear of the cottage has espaliered apple trees and flower beds. There is also a tennis court, two stables and outside storage along with a double garage, next to the cottage.



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Terrace
- Recreation

Approximate Gross Internal Floor Area
Main House: 8,128 sq ft / 755.1 sq m
Cellar: 526 sq ft / 48.9 sq m
Cottage: 1,199 sq ft / 111.4 sq m
Garage: 414 sq ft / 38.5 sq m
Stables: 241 sq ft / 22.4 sq m
Total: 10,508 sq ft / 976.3 sq m
Including limited use area: 63 sq ft / 5.9 sq m)

This plan is for guidance only and must not be relied upon as a statement of fact.
 Attention is drawn to the Important Notice on the last page of the text of the Particulars.



Services

Mains water and electricity, oil fired central heating, private drainage.

Local Authority

South Oxfordshire District Council.
 Tel: 01235 422422

Energy Performance Certificate

Cottage: Rating band E

Postcode

OX10 0RT

Directions (Postcode: OX10 0RT)

From Wallingford proceed west along with A4130, High Road, towards Didcot. Take the third turning on the left into Brightwell (High Road), then taking the third left down Church Lane. Continue along Church Lane and at the junction (with grass triangle), proceed straight on and the driveway to Brightwell Manor will be found directly in front.

Viewings

Strictly by prior appointment with the selling agents
 Knight Frank LLP and Hamptons.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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