



Barberry  
Bakers Lane, Brightwell-Cum-Sotwell  
Oxfordshire, OX10 0PX



JAMESGESNER  
- ESTATE AGENTS -



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OX10 0PX**

**OIEO £1,000,000 FREEHOLD**

Set on a plot of just over half an acre and located close to the heart of the highly sought-after village of Brightwell-cum-Sotwell, this detached four-bedroom bungalow has been significantly improved by the current owners since their purchase in 2021 and offers excellent further potential for extension or redevelopment, subject to the necessary planning consents.

Enjoying an idyllic setting with generous gardens and useful outbuildings, the property presents a rare opportunity for buyers seeking a home with scope to create a substantial family residence in one of South Oxfordshire's most desirable villages.



The accommodation comprises four bedrooms, a re-fitted kitchen/breakfast room, study, lounge with wood-burning stove, utility room and two re-fitted bathrooms. The property is approached via a private lane leading to a gravel driveway providing ample off-road parking.

The gardens extend to just over half an acre and are enclosed by mature trees and established shrubbery, creating a high degree of privacy. Predominantly laid to lawn, the grounds also feature a patio area ideal for outdoor entertaining, together with a selection of timber-built outbuildings offering useful storage and potential for a variety of uses.

Further benefits include a replacement roof, soffits, fascias and guttering, together with a new gas fired comi boiler.



Brightwell-cum-Sotwell is renowned for its strong community spirit and excellent local amenities, including an award-winning public house, primary school and pre-school, village shop and post office. The historic market town of Wallingford lies approximately one mile to the east and offers a comprehensive range of amenities including a Waitrose supermarket, independent shops, cafés, restaurants, pubs, a weekly market, monthly farmers' market, cinema and theatre.



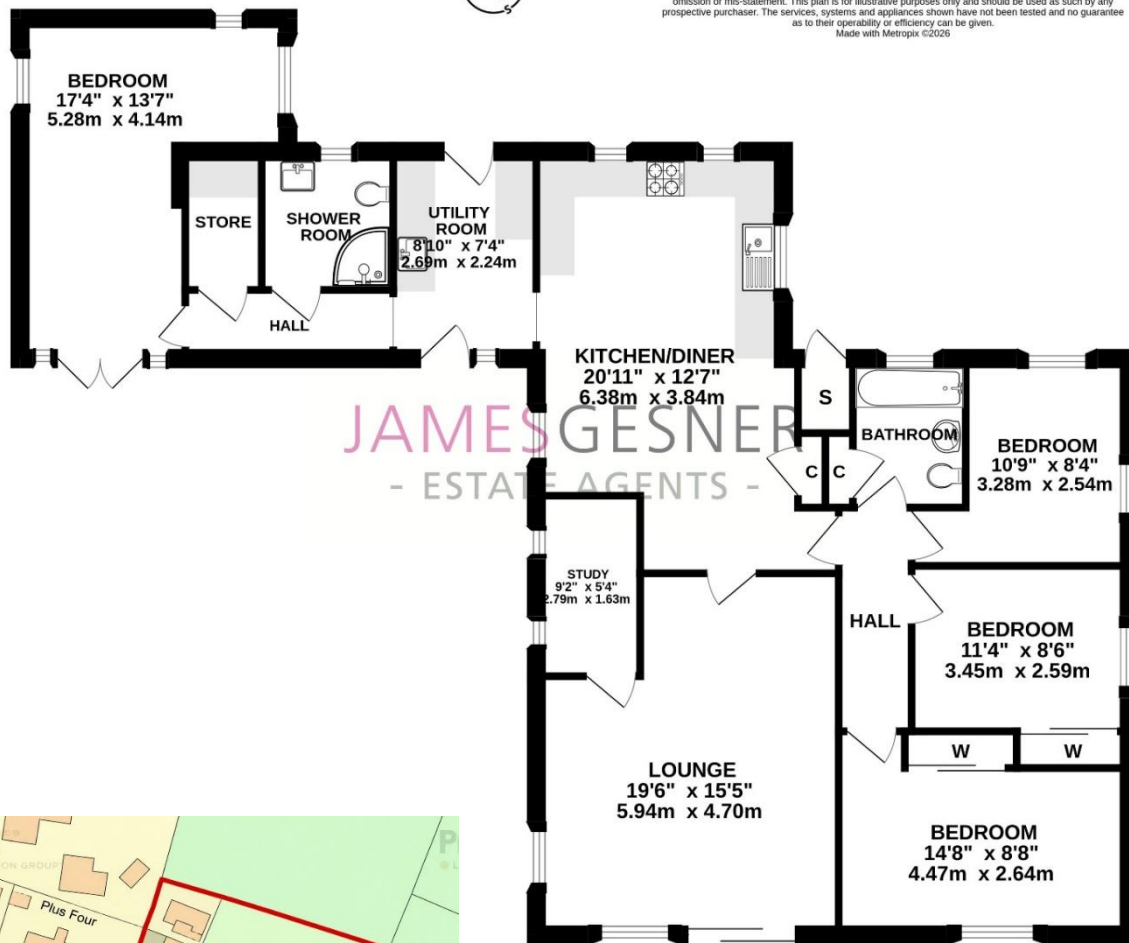
The village is also exceptionally well connected, with convenient access to the A34 and M4 (Junction 12 at Theale), providing routes to Newbury, Reading, Oxford and beyond. Didcot Parkway mainline station is approximately five miles away and offers a regular service to London Paddington in around 35 minutes, with Oxford and Reading both accessible in under 20 minutes.

# GROUND FLOOR 1407 sq.ft. (130.7 sq.m.) approx.



TOTAL FLOOR AREA : 1407 sq.ft. (130.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs | Current | Potential |
| A (91-100)                                  |         |           |
| B (81-90)                                   |         |           |
| C (69-80)                                   |         |           |
| D (55-68)                                   |         |           |
| E (49-54)                                   |         |           |
| F (39-48)                                   |         |           |
| G (1-38)                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |



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