



Brumcombe Lane, Bayworth, OX13 6QT

Guide Price £599,950 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

The ground floor opens into an impressive dual-aspect living room, full of character with exposed ceiling timbers, an attractive brick inglenook fireplace with wood-burning stove and timber bressummer beam. A charming winding wooden staircase leads to the first floor, while an inner doorway opens into a traditional kitchen with natural wood cabinetry, tiled flooring and space for appliances. A modern, fully tiled shower room completes the ground floor.

Upstairs, the landing leads to three well-proportioned bedrooms, each enjoying plenty of natural light and characterful features. The principal bedroom benefits from vaulted ceilings, exposed framework and dormer-style windows overlooking the surrounding countryside. Two further bedrooms, both with useful built-in storage, offer flexible accommodation for family, guests or home working.

Outside, the property enjoys an idyllic rural setting with far-reaching open views. A five-bar timber gate opens onto a generous gravel driveway providing ample off-road parking and access to a detached garage. The extensive rear garden is predominantly laid to lawn and enclosed by mature trees and established hedging, creating a peaceful and private setting.





## Key Features

- No onward chain
- Believed to date back 1726
- Idyllic rural setting in Bayworth
- Characterful dual-aspect living room
- Inglenook fireplace with wood-burning stove
- Traditional kitchen with natural wood cabinetry
- Extensive private rear garden
- Generous driveway and detached garage
- EPC Rating F - Council Tax Band D



## The Location

Brumcombe Lane is situated within the attractive rural hamlet of Bayworth, surrounded by beautiful Oxfordshire countryside and far-reaching open views. Despite its peaceful setting, the property is conveniently positioned for access to nearby villages including Cumnor, Wootton and Appleton, with Oxford, Abingdon and major road links including the A34 all within easy reach. The surrounding area offers excellent opportunities for walking, cycling and enjoying the open countryside, while a good range of amenities, schools and leisure facilities can be found in the nearby towns and villages.

Some material information to note: Electric storage heating, mains water, mains electrics, mains drains. Ofcom checker indicates standard and ultrafast broadband is available at this address. Ofcom checker indicates mobile availability with all of the major providers. The property has parking and garaging. The government portal generally highlights this as a very low risk address for flooding. Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice. Buyers are advised to conduct their own investigations and obtain their own independent advice to confirm the presence of any asbestos.

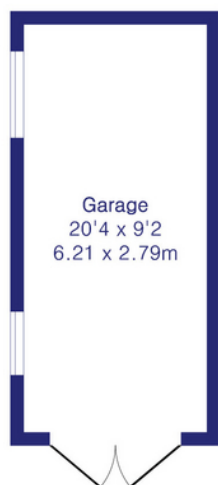


## Approximate Gross Internal Area 967 sq ft - 90 sq m (Including Garage)

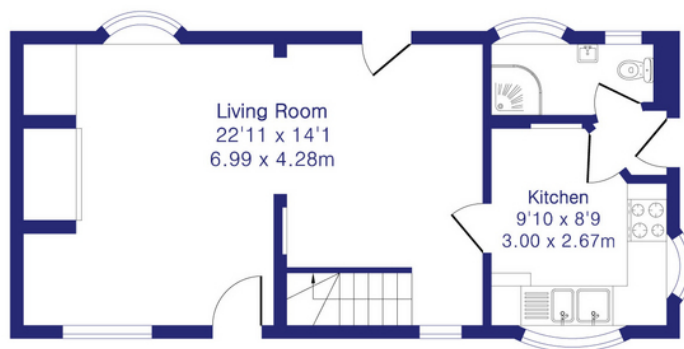
Ground Floor Area 459 sq ft – 43 sq m

First Floor Area 322 sq ft – 30 sq m

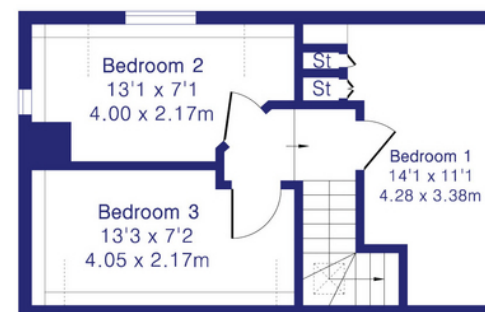
Garage Area 186 sq ft – 17 sq m



Garage



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.



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**Abingdon Office**  
51 Stert Street, Abingdon  
Oxfordshire, OX14 3JF

T 01235 538000  
E [abingdon@thomasmerrifield.co.uk](mailto:abingdon@thomasmerrifield.co.uk)  
W [thomasmerrifield.co.uk](http://thomasmerrifield.co.uk)

