

WE VALUE



YOUR HOME



The Row, Brightwell Baldwin
£550,000



A delightful Grade II listed cottage enjoying a fabulous semi-rural setting within this charming hamlet, with a beautiful 0.15 acre plot including a secluded 185ft (approx.) south-west facing garden backing directly onto open countryside. To the side is a double-length driveway providing parking for two vehicles.

Full of character and charm, the accommodation features exposed beams and brickwork throughout and comprises three bedrooms, a bathroom, a cosy lounge with fireplace, dining room and kitchen with stable door opening onto the garden. Outside, a stylish 18ft studio with mezzanine offers excellent versatility, ideal as a home office or creative space.

Surrounded by rolling countryside, the property is nevertheless conveniently placed just 3 miles from the centre of Watlington and 6 miles from Junction 6 of the M40, providing excellent access to London and Oxford.





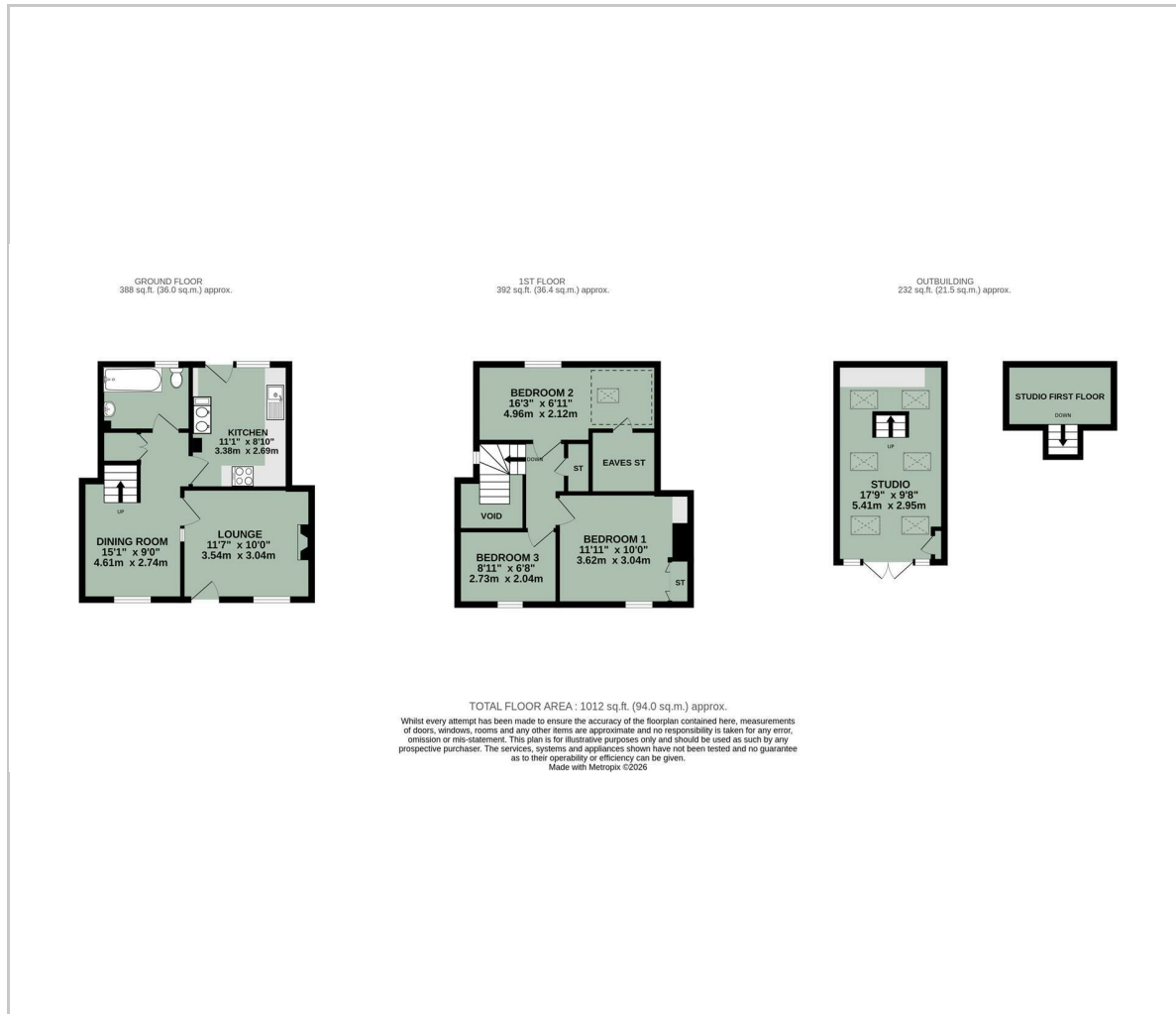
- BEAUTIFULLY PRESENTED THROUGHOUT
- CHARACTERFUL GRADE II LISTED COTTAGE
- 185FT (approx.) SOUTH-WEST FACING REAR GARDEN
- VERSATILE STUDIO WITH UNDERFLOOR HEATING & VELUX WINDOWS
- COSY LOUNGE WITH FIREPLACE
- THREE BEDROOMS & FAMILY BATHROOM
- OFF-STREET PARKING FOR TWO VEHICLES



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
92 plus) A (91-91) B (89-80) C (55-61) D (39-54) E (21-38) F (1-20) G			92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

Energy Efficiency Graph

Floor Plan



Area Map



Viewing

Please contact our In House Sales & Lettings Office on 01491 839999 opt.1
if you wish to arrange a viewing appointment for this property or require further information.

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