

3 Malthouse Lane

Brighthampton, Oxfordshire OX29 7AE

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A very well appointed 4 bedroom detached house, built by local developers Cranbourne Homes. Situated in this hamlet village of Brighthampton on the edge of Standlake. The property is one of 5 individual detached homes (seven in total), on this appealing and select and private development, approached through electric gates and presented in fantastic condition throughout. The stunningly presented accommodation includes an entrance hall, cloakroom, a double aspect living room and a large kitchen/dining/family room with a vaulted part glazed section overlooking the rear gardens. The first floor offers 4 double bedrooms, and includes a main bedroom with ensuite, a second bedroom with ensuite, and bedrooms 3 and 4 sharing the family bathroom. Outside there is a double width garage, driveway parking for 2 vehicles, and a private rear garden, enclosed by high stone walls. The heating is a highly efficient air source system, with underfloor heating to the ground floor and radiators to the first, and the added benefit of double glazed windows. Viewing is highly recommended for this impressive home.



Material Information - sourced by Ofcom:
Water, Drainage and Electric are all connected. Ultrafast broadband is available. Mobile & Data Signals - outdoor: good for EE & Three.

Directions
Leave Witney via A415 south. On entering Brighthampton turn right at the bend into the village and then left into Malthouse Lane. Pass through the electric gates and number 3 can be found on the left hand side.

Standlake is a very desirable village situated near the River Windrush and provides amenities including a church, primary school, a grocery shop and a public house. The centre of the village has a small green and other attractive period properties along Rack End and High Street. The village is conveniently situated between Witney, Abingdon, Oxford and Swindon, with excellent road access to all.

Draft details - may be subject to alterations. 03K26











GROUND FLOOR
Extremely Spacious Entrance Hall
Cloakroom
Double Aspect Living Room
Kitchen/Dining/Family Room

FIRST FLOOR
4 Double Bedrooms
2 Ensuites
Family Bathroom

Air Source Electric Heating
Double Glazing

OUTSIDE
Private Walled Garden
Double Width Garage
Driveway Parking

Current (2026) Annual Residents Management Charge: £500 p.a.



Price £925,000 Freehold
WODC Tax Band G

THOMAS MERRIFIELD

SALES LETTINGS



3 Malthouse Lane, Brighthampton

Total Approx. Floor Area 2413 Sq.Ft. (224.0 Sq.M.)

All items illustrated on this plan are included in the "Total Approx Floor Area"

Contact:

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