



The Knowle Bakers Lane, Wallingford, OX10 0PU

Guide Price £750,000

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A charming and beautifully appointed 17th century Grade II listed cottage set in the heart of the pretty and popular village of Brightwell-cum-Sotwell, effortlessly blends character, comfort, and timeless appeal.

A former country retreat for renowned artists and actors alike 'The Knowle' has a abundance of period features and charm throughout and consists of three bedrooms, two reception rooms and an exceptional garden space, all positioned perfectly on a raised corner plot.

The ground floor offers a versatile layout, featuring a welcoming lounge with a stunning open fireplace that serves as a striking focal point, alongside a cosy snug ideal for relaxing evenings. At the heart of the home there is a beautifully appointed farmhouse-style kitchen, complete with a traditional Aga, original bread oven, and exposed brickwork. A practical boot room provides useful everyday storage, while a generous downstairs bedroom and well-appointed bathroom add flexibility for guests. Upstairs, the spacious landing benefits from ample built-in storage and leads to two further charming bedrooms. A hidden eaves area provides a wonderful secret storage space or an enchanting play nook for younger children, adding to the cottage's unique character and appeal.



Outside, the gardens have been thoughtfully designed to make the most of their peaceful surroundings. Multiple seating areas offer the perfect spots to enjoy a morning coffee or an evening glass of wine, while a stunning patio sits beneath an attractive pergola, creating an idyllic setting for outdoor dining and entertaining. The lawned garden is framed by an abundance of mature trees, established plants, and colourful shrubbery, providing privacy, beauty, and a wonderful sense of tranquillity throughout the seasons.



Key Features

- Grade II Cottage
- Desirable village location
- Charming features throughout
- Farmhouse style kitchen with Aga
- Feature Inglenook fireplace
- Garage and driveway parking

The Location

Located in the highly sought after village of Brightwell-cum-Sotwell, situated between Wallingford and Didcot, about 14 miles south of Oxford and 15 miles west of Henley-on-Thames. The village comprises of some lovely period properties situated along narrow twisting lanes where large trees, high hedgerows and high walls are characteristic. Village amenities include a primary school, a post office, a public house and two parish churches.

**Approximate Gross Internal Area 1329 sq ft - 123 sq m
(Excluding Garage)**

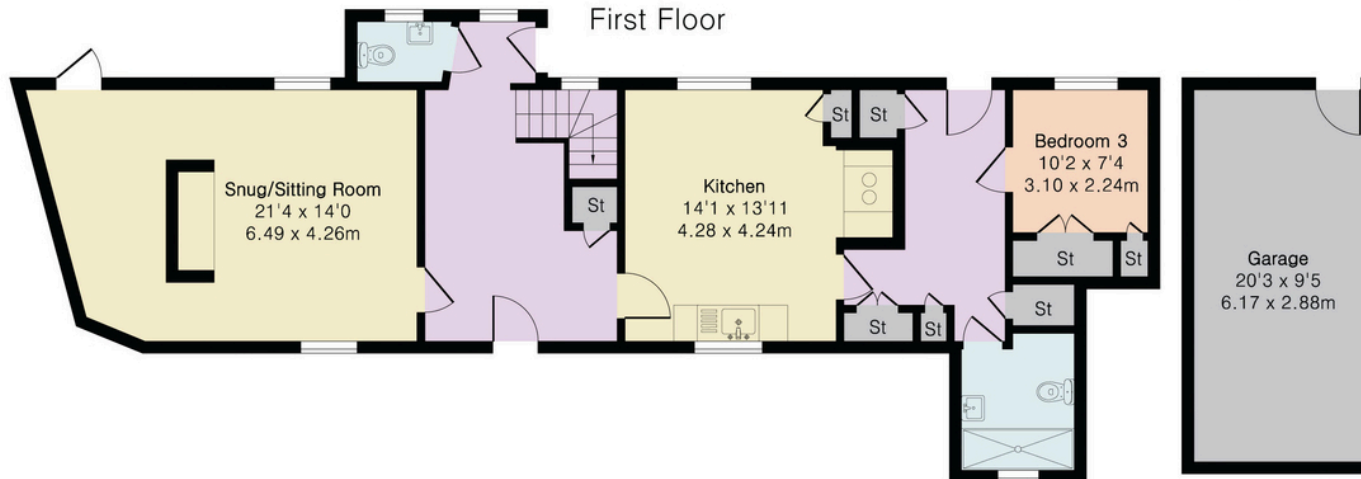
Ground Floor Area 873 sq ft – 81 sq m

First Floor Area 456 sq ft – 42 sq m

Garage Area 191 sq ft – 18 sq m



First Floor



Ground Floor

Garage

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