

PROPERTY AGENTS

JPKnight



Brightwell Baldwin OX49 5NP



Brightwell Baldwin

A rare opportunity to acquire this fabulous period home presented to a very high standard and benefitting modern features such as air source and underfloor heating throughout.

The property benefits five bedrooms and four bathrooms (three ensuite) with self-contained accommodation in the double garage block.

There is an imposing entrance hall, large kitchen/breakfast room with a bespoke handmade kitchen, three/four reception rooms and two studies. Property has a gated driveway and mature secluded landscaped gardens.

Set in this desirable semi-rural hamlet with quintessentially English views of the 13th Century Church opposite, and ideally located just a short drive from the M40 Jct.6 with easy access to London, Birmingham and the Oxford Tube.



Tenure - Freehold

The property is double glazed throughout with air-source underfloor heating throughout.

Entrance Hall: Part-glazed front door with three windows to the front and Velux window, exposed feature brick wall, wood floor, fitted shelves, under-stair cupboard, further storage cupboard, stairs to landing, downlighters.

Cloakroom: Window to rear, white two-piece suite, wood floor, tiling. Kitchen/Breakfast Room: 17'5 x 13'10 Window to rear and door to garden, range of solid oak bespoke handmade storage units with granite worktop, double Belfast sink with boiling water and filtered water taps, water softener, integrated dishwasher, space for range cooker with splashback and extractor hood above, walk-in pantry, downlighters, tiled floor. Open to:

Family Room: 13'10 x 12'11 Window to front, feature fireplace with slate mantel and hearth and tiled surround.

Study: 13'11 x 7'6 Window to front, cast iron fireplace, wood floor, downlighters, shelving recess.

Dining Room: 14'8 x 11'8 Two window opening to entrance hall, dual sided log stove with brick surround and hearth, wood floor.

Open to:

Garden Room: 11'1 x 7'7 Brick and glazed surround with door to garden, vaulted ceiling with exposed timbers, wood floor.



Snug: 15'2 x 8'4 Double aspect, wood floor, downlighters, dual sided fireplace, secondary staircase leading to:
 Study: 10'5 x 8'7 (max) Scaled ceilings with exposed wall timbers, Velux window, wood floor, downlighters, feature iron balustrade, eaves storage recess.

Stairs to landing: Window to rear, loft access, light tunnel, downlighters.

Bedroom 1: 18'11 x 11'7 Double aspect.

Ensuite Shower Room: Velux window: White three-piece suite incl. large walk-in shower and basin vanity unit, chrome radiator, airing cupboard.

Bedroom 2: 10'7 x 16'9 (max) Window to rear, downlighters.

Ensuite Shower Room: Velux window, White three-piece suite incl. basin vanity unit, tiling, wood style floor, downlighters.

Bedroom 3: 14'1 x 11'10 Window to front, shelved storage recess, loft access.

Bedroom 4: 12'1 x 7'4 Window to front, shelved storage recess.

Outside

Garage: 19'5 x 22'4 (L shaped) Two double doors, Belfast sink, appliance space, light and power.

Utility Room/Kitchenette: 10'4 x 7'10 Wooden storage unit with worktop and Belfast sink, appliance space, under-stair cupboard, downlighters, tiled floor, electric storage heater, stairs to first floor.

Stairs to landing: Velux window, downlighters, airing cupboard.

Bedroom: 14'4 x 12'7 Window to garden and Velux, storage cupboard, electric storage heater.

Ensuite Shower Room: White three-piece suite, Velux window, downlighters, radiator, wood style flooring.

The secluded front garden has a gated gravel driveway with parking for several cars, large manicured lawn, raised flower beds flanking a paved path to the front door, brick wall and mature hedge boundary.

The rear garden has steps to a full width paved terrace with forged iron balustrade leading to a lawn with well stocked borders, mature trees, timber fence and brick wall boundary.



Directions

From our office turn right onto St Martin's Street, turn right at the traffic lights. Proceed over Wallingford Bridge. At the mini-roundabout turn left into Benson Lane, turn left at the end onto the A4074. Turn right into Church Rd, Benson then right onto Castle Square, left into the B4009, Watlington Road. Follow this for 3 miles turning left to Brightwell Baldwin/Cuxham. Follow the lane until you come to the village church and the property can be found opposite.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E	42 E	
21-38	F		
1-20	G		

Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.



TOTAL FLOOR AREA : 2480 sq.ft. (230.4 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 omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide only by prospective purchaser. The services, systems and appliances shown have not been tested and their operation or efficiency can be given.
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