



Old Nursery Lane, Brightwell-cum-sotwell, OX10 0RB

£2,150,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS









## The Property

Forming part of what will be an exclusive development of only four very large landmark homes in the heart of one of south Oxfordshire's most desirable villages, is this impressive example of a modernist country home comprising six bedrooms and four bathrooms. Nestled at the top of a private lane, this oak framed newly built property comprises around 4000sq ft of accommodation, and sits on a plot approaching  $\frac{3}{4}$  of an acre with extensive driveway parking, double garage and grand reception hall with split staircase. The property is scheduled to be finished in the coming months and the downstairs layout comprises reception hall, cloakroom, 25ft lounge, particularly grand 41ft kitchen-diner-family room with island, plant room, and utility room with integral access to the double garage. On the first floor there is a main bathroom and five generous bedrooms; three with en-suite bathrooms. There is also a study area which could be a sixth bedroom.

To the front of the property there is a sweeping driveway with parking for multiple cars leading to a double garage. Finally, to the rear, there is a very generous garden with patio area's. For the size and location of this excellent new home to be fully appreciated; it must be viewed.







## Key Features

- Five/six-bedroom detached country home.
- New build.
- Around 4000sq ft of accommodation.
- Extensive driveway parking and double garage.
- One of four properties in this exclusive development of large homes.
- Private lane location in the heart of this highly regarded village.
- Plot size approaching  $\frac{3}{4}$  of an acre.
- 41ft kitchen-diner-family room.





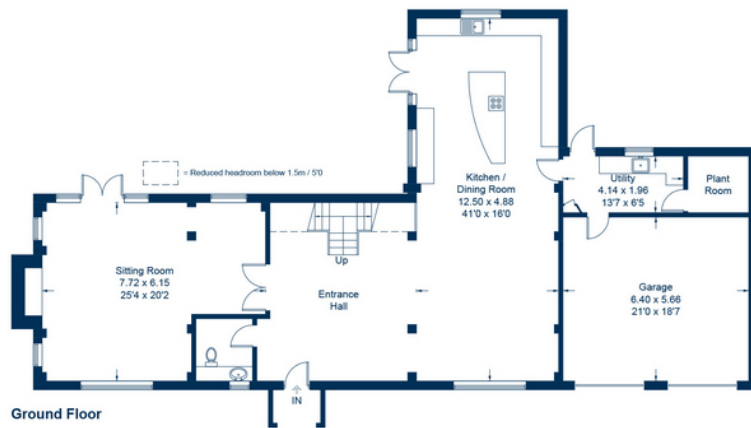
## The Location

Located in the heart of the 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. There is also a village community shop near to the village hall. The nearby Thameside town of Wallingford has a Waitrose and a variety of shops, restaurants, pubs and cafes, together with a monthly Farmer's market, cinema and theatre. Road and rail connections are excellent, with access to the M4 J12, the A34 to Newbury and Oxford and the M40 (J6). Didcot Parkway station provides a regular service to London, Paddington. There is an excellent choice of state and independent schools in the area including a state primary in the village.

Some material information to note: Conservation area. Gas central heating. Mains water, mains electrics, mains drains. The property has driveway parking. The property is accessed by a private lane. The maintenance arrangement for the four-home site's road will be split one quarter each. Offcom checker indicates standard broadband and superfast broadband is available at this address with the possible exception of ultrafast. Offcom checker indicates mobile availability with some of the major providers could be compromised. The government portal generally highlights this as an unlikely/very low risk address for flooding. Details of any covenants or easements are available on request from the estate agent.



Approximate Gross Internal Area  
 Ground Floor = 193.0 sq m / 2,077 sq ft  
 First Floor = 180.9 sq m / 1,947 sq ft  
 Total = 373.9 sq m / 4,024 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
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