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MORGAN & ASSOCIATES

VILLAGE PROPERTY CONSULTANTS

Brightwell Farm Brightwell Baldwin

Rarely available period five bedroom farmhouse situated within this highly desirable South Oxfordshire village of Brightwell Baldwin.

Accommodation summary: Kitchen/breakfast room, sitting room, dining room, drawing room, utility room, cloakroom, master bedroom with en suite, four further bedrooms, family bathroom and garden.

SITUATION

Brightwell Farm is situated in the peaceful hamlet of Brightwell Baldwin which lies at the foot of the Chiltern Hills, approximately 18 miles south east of Oxford. Good local shopping facilities can be found at the nearby market towns of Watlington, Benson and Wallingford. Brightwell Baldwin is very conveniently placed being just 5 miles from J6 of the M40, providing excellent access to Central London, Heathrow and the national motorway network. There is an excellent main line rail service from Princes Risborough (11 miles) to London Marylebone (approx 45 minutes) or at Cholsey (7 miles) to London Paddington. Excellent local schools include The award winning Watlington primary school, The Oratory, Moulsoford, Cranford House plus a wide choice of Oxford and Abingdon schools including The Dragon, Headington, St. Edward's and Radley. There are numerous public footpaths and bridleways in the Chilterns countryside.

DESCRIPTION

Rarely available substantial 5 double bedroom period farmhouse situated in the beautiful village of Brightwell Baldwin. This property has an abundance of features and character including a minstrels gallery overlooking the kitchen and an array of fireplaces. The well-proportioned accommodation consists of a large kitchen breakfast room with open fireplace, 3 reception rooms, cloakroom and a separate utility room. The first floor consists of a master bedroom with a dressing room and en-suite shower room and a further 2 bedrooms and family bathroom. On the top floor there are two bedrooms and a shower room. It has a generous part walled garden.

SERVICES Oil fired central heating, water and electricity connected

LOCAL AUTHORITY South Oxfordshire District Council

TAX BAND G

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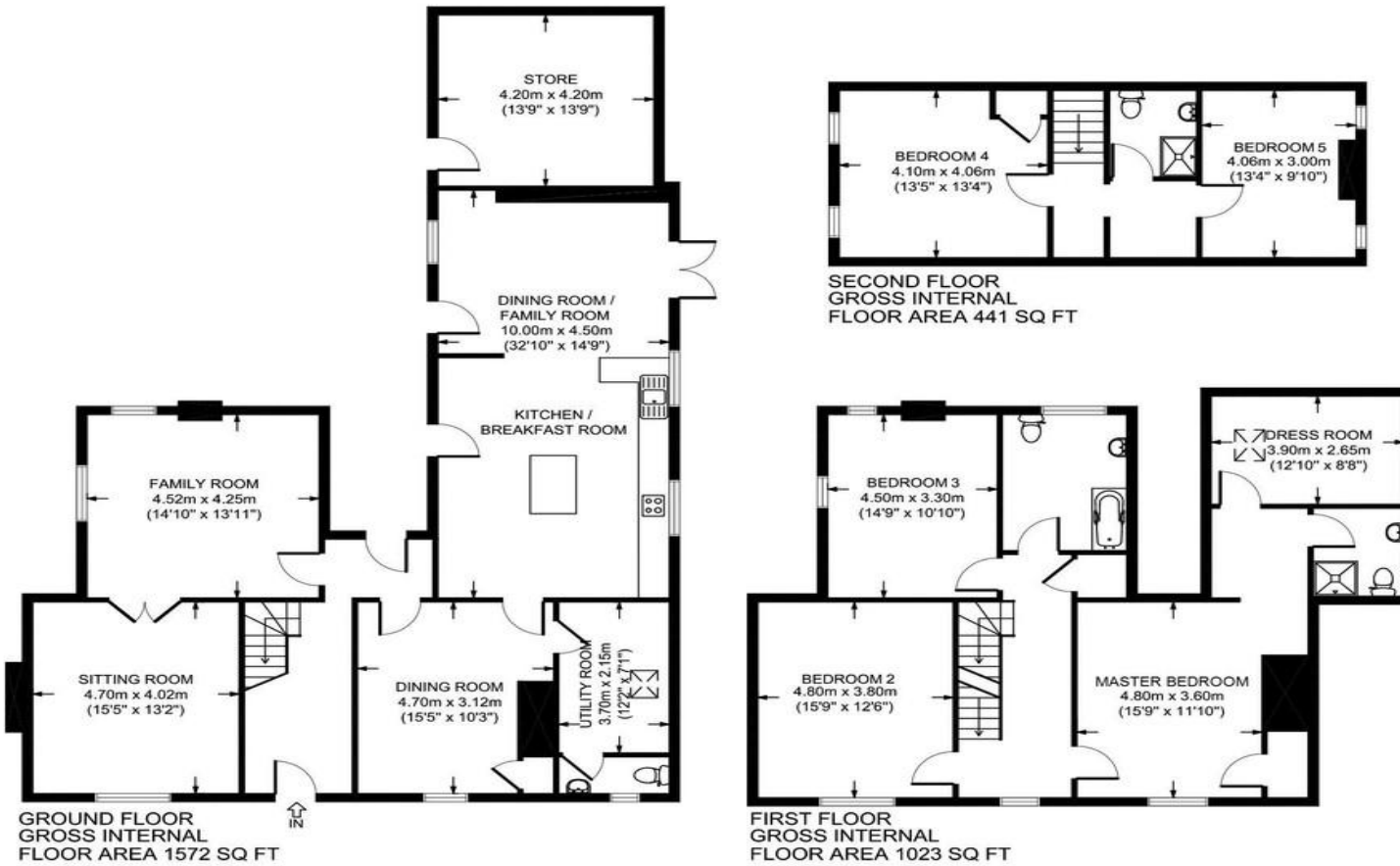
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**VIEWING STRICTLY BY APPOINTMENT
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APPROX. GROSS INTERNAL FLOOR AREA 3035 SQ FT / 282 SQ M

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

t + 44 (0)1844 279990 f + 44 (0)1844 278601 Park Lane Office London t +44 (0)207 079 1429
property@morganandassociates.co.uk www.morganandassociates.co.uk



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