









Offers in excess of
£995,000 Freehold

1 Whitehouse Lodge
Brightwell Baldwin
Watlington
OX49 5NT

This imposing attached Edwardian house occupies a half acre plot in a wonderful rural setting that offers expansive views over neighbouring farmland. With 6 double bedrooms and four reception rooms the house offers excellent family accommodation over three floor levels with a generous garden

-  Hall
-  Sitting Room
-  Dining Room
-  Family Room
-  Kitchen
-  6 Double Bedrooms
-  2 Bathrooms (1 en-suite)
-  Cloakroom & Utility Room
-  Study
-  Substantial Garden
-  In all about half an acre

A spacious
Edwardian
family house
occupying a
glorious rural
setting

-  Watlington 3 miles
-  Wallingford 6 miles
-  Oxford 16 miles
-  M40 (J6) 6 miles
-  Heathrow 35 miles
-  London 50 miles





Description:

The house is attached and has an imposing double-fronted Edwardian facade with twin bays and dormer windows. A more modern extension lies alongside providing good access to the terrace and large mature garden that lies to the flank and rear of the house.

The property occupies a wonderful rural location about a mile from the public road and whilst enjoying this quiet unspoilt setting it benefits from having near and adjoining neighbours that together make up a small rural community.

The views from the house across the neighbouring farmland are exceptional, particularly from the upper floors of the house, and the interior is characterised by large well-lit rooms and generous ceiling heights. Of particular note is the expansive family room and the large master bedroom suite that lies above it.

With six double bedrooms and four reception rooms this is a characterful and substantial family home that enjoys a wonderful rural environment whilst still offering good access to Oxford, Reading, Henley on Thames and the motorway network,



Location:

The house is about a mile from the village of Brightwell Baldwin which is a quiet rural hamlet only 2 miles to the west of Watlington. The village, which has some delightful period buildings includes a lovely 15th century church and the well-known Lord Nelson Inn.

Watlington is within 3 miles and provides ample shops and services including a public library, excellent primary and comprehensive schools, surgery and sports amenities. More comprehensive facilities and shops can be found in nearby Wallingford or Henley on Thames. Junction 6 of the M40 is about 6 miles distant and provides easy access to the Midlands, London and the regional business centres of Oxford and High Wycombe.



Outside

The property is approached via a shared gravel driveway that provides ample parking for a number of vehicles.

The gardens wrap around two sides of the house with a mainly east and south facing aspect. A terrace extends from the rear of the house with steps down to a shaped lawned area with well stocked borders.

There are a wide variety of shrubs, mature and mature trees enclosed by hedgerows and post and rail fencing.



Services

Mains services: Electricity / water
 Private Drainage via a septic tank
 Heating: Oil fired central heating,
 Council Tax: South Oxfordshire District Council
 Band: G
 EPC Rating: D

Viewings

Viewing by prior appointment with Robinson Sherston
 Watlington office

Tel: **01491 614 000**

Email: **watlington@robinsonsherston.co.uk**

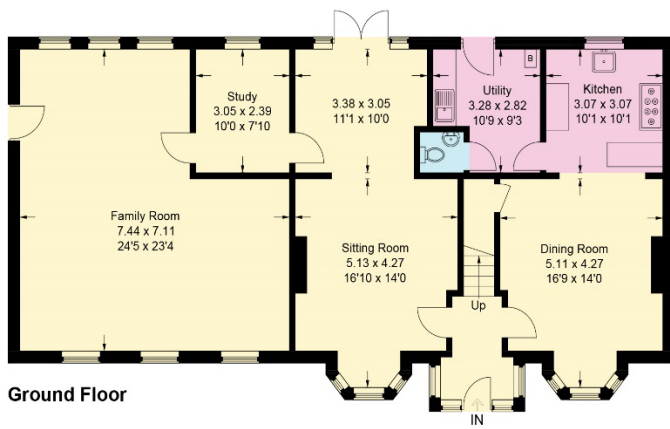
Sales Disclaimer

IMPORTANT NOTICE: *Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or that any services, appliances, equipment, or facilities are in good working order. Measurements and distances referred to are given as a guide only whilst descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Purchasers must satisfy themselves by inspection or otherwise on such matters prior to purchase.*

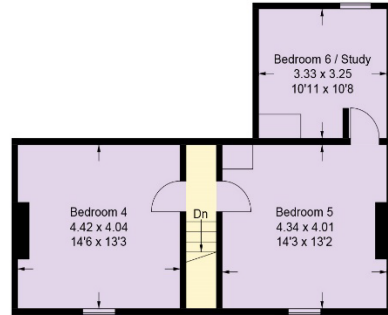


1 Whitehouse Lodge

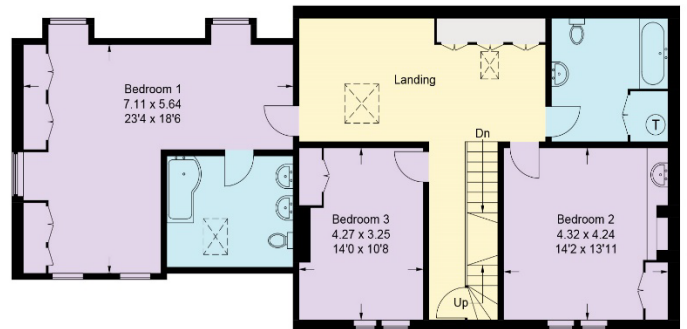
Approximate Gross Internal Area
 Ground Floor = 130.7 sq m / 1,407 sq ft
 First Floor = 113.1 sq m / 1,217 sq ft
 Second Floor = 50.3 sq m / 541 sq ft
 Total = 294.1 sq m / 3,165 sq ft



Ground Floor

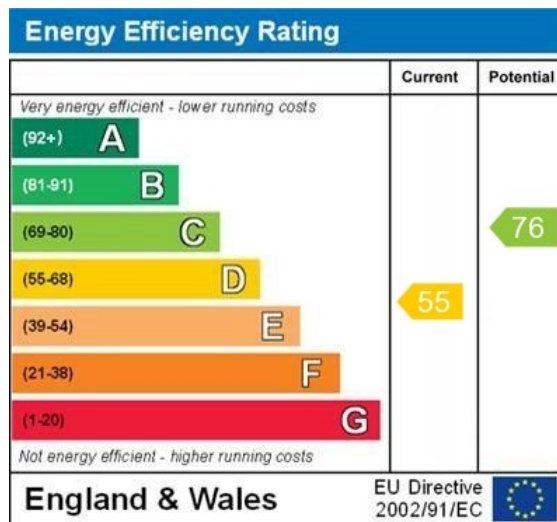


Second Floor



First Floor

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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