BRIGHTWELL PARK
BRIGHTWELL PARK
BRIGHTWELL BALDWIN | WATLINGTON | OXFORDSHIRE | OX49 5NS

Stunningly beautiful park with parkland trees, tree lined avenue lanes and wonderful views of the Chilterns

Grade II Listed coach house with 6 bedrooms and 4 reception rooms
Dower House divided into three flats
Ruin of former mansion | Walled garden and greenhouse | Stable yard | Parkland and lakes
Two Grade II Listed Georgian Lodges
Farm buildings | Modern farm cottage
Shooting and fishing rights
Potential site for significant Park House
75 acres of grazed parkland | 21 acres of woodland | 29 acres of pasture land
About 135 acres in all

Savills Henley
58-60 Bell Street,
Henley-on-Thames, Oxfordshire RG9 2BN
Stephen Christie-Miller
Nick Warner
01491 843001
schristie-miller@savills.com
nwarner@savills.com

Savills Country Department
33 Margaret Street
London, W1G 0JD
Ed Sugden
Hugh Maconochie
020 7016 3780
esugden@savills.com
hmaconochie@savills.com

savills.co.uk
BRIGHTWELL PARK
Brightwell Park is arguably some of the most beautiful Parkland in Oxfordshire, with far reaching views towards the Chiltern Hills.

The main house, known itself as Brightwell Park, is a former coach house converted to a six bedroom, four reception room house with potential to create more accommodation (subject to the relevant permissions). What remains of the original manor house is known as the Dower House and has been converted into three flats.

Both of the properties have views across the attractive park. In addition to these houses there is a modern farmhouse and two Georgian lodge cottages; one at each gated entrance to the estate. Subject to planning, it makes a wonderful opportunity to build a significant new “Parkhouse” in a beautiful quintessential English Park.

SITUATION
Brightwell Park is on the edge of the village of Brightwell Baldwin at the foot of the Chiltern Hills in Oxfordshire between Henley-on-Thames and Oxford. Brightwell Baldwin is a small village which is home to the Lord Nelson pub, a 300 year old traditional inn which has a reputation for serving very good food. There are also other well renowned ‘gastro-pubs’ in the area. Nearby Watlington (2.5 miles), reputedly Britain’s smallest town, is a former market town with a range of specialist shops and services including a butcher, interior design, pharmacy, gift shops, travel agency, post office, osteopath, vet, architect and doctor. A full range shops and services are available in Oxford, Henley-on-Thames and Wallingford.

Brightwell Park has excellent national and international transport links. Didcot mainline station is within 12 miles, providing a regular high speed service to London Paddington, taking from approximately 42 minutes. Reading is within 17 miles with trains into Paddington from 28 minutes. There are also trains from Oxford to Birmingham which take approximately 1hour 10 minutes. A regular coach service (Oxford Tube) to London runs from junction 6 of the M40 which is within 6 miles. Heathrow Airport and Birmingham Airport are 38 miles and 75 miles respectively.

The main house and Dower House are surrounded by beautiful mature parkland with views across the estate. Brightwell Park is reached by a private tree lined drive known as Eagle Drive, from the road which runs through the village of Brightwell Baldwin. A second former carriage drive, known as Cedar Drive, crosses the ‘Waterloo Bridge’ in the park and joins the same road at the other end of the village.
RECREATION & SCHOOLS
The area has very good recreational facilities, with a selection of golf courses, including the Oxfordshire Golf and Country Club, Waterstock Golf Course and Thame. Horse racing can be enjoyed at Newbury, Ascot and Windsor, with Cheltenham also being within easy reach. There is also a local network of walks and rides with nearby footpaths and bridleways across the surrounding countryside. Excellent schools are in abundance locally with St Edward’s, The Dragon School, Summer Fields, Headington, Oxford High School and Magdalen College School in Oxford, as well as Abingdon, Moulsford, Cothill House, Radley College and Wycombe Abbey.

HISTORY
The original mansion, Brightwell House, is thought to have been designed by James Wyatt and built in the late 18th Century. The main part of this house is now a ruin. The remaining part, known as The Dower House, stands adjacent to the ruin and has been converted into three flats. Beneath the Dower House are a series of ground floor rooms which were once the kitchens and domestic offices serving the main house. Brightwell Park, was the coach house and stables of the original mansion and was built at the same time as the original house. In 1947 it was converted to be the main house on the estate and some of the oak floors and mahogany doors were moved into this house following the demolition of the mansion. The houses were built on a slight rise and are surrounded by parkland with views across the lawns to the lakes in the park and the Chiltern Hills beyond. In the park there is a Grade I Listed 17th century dovecote, predating the houses, and an 18th century ice house. The park reputedly has many features typical of the work of the landscape architect Humphrey Repton although no Red Book exists.
BRIGHTWELL PARK
Brightwell Park is a Grade II Listed former coach house which was built in 1789 of Headington and other local stone. The house is ‘u’ shaped and surrounds a cobbled courtyard on three sides, the fourth side of the square has an imposing entrance through iron gates between stone gateposts with eagles perched atop and store rooms lie to either side.
There is an excellent balance of reception rooms which include a drawing room with large stone fireplace, dining room, sitting room and study. There are features throughout the property which have been reclaimed from the original manor house. The kitchen has recently been replaced incorporating a breakfast area and a larder.
Beyond the kitchen is the west wing of the ground floor. There are three rooms and a bathroom (as well as the boiler room beyond these), there is an opportunity to create additional ground floor living space or a separate annexe (subject to obtaining the relevant permissions).
On the first floor there are four bedrooms and two bathrooms as well as a large sitting room with 2 wash basins. This room may be suitable for conversion to create an additional bedroom suite. Outside there are three garages with small courtyards to either side, separating Brightwell Park from the Dower House.

THE DOWER HOUSE
The Dower House comprises of 3 good size flats with an extensive ground floor below which has not been used for over 70 years.
The flats share a staircase access and all have views over the park.
Garden Flat
This flat is on the first floor, it includes a kitchen, sitting room/dining room and a double bedroom with an en-suite bathroom.
Flat One
Also on the first floor and includes a sitting room with an open fire, a kitchen breakfast room, and separate dining room (also suitable for use as a third bedroom), two bedrooms and a family bathroom.
Flat Two
This flat occupies the whole of the top floor and is significantly the largest flat. There are three double bedrooms, with two en-suite bathrooms, a kitchen/breakfast room and separate dining room, study and a utility/cloakroom.
Brightwell Park

Approximate Gross Internal Floor Area:
Main House: 575 sq m (6,195 sq ft)
External Stores: 16 sq m (178 sq ft)
Total: 591 sq m (6,373 sq ft)

For identification only. Not to scale.
Dower House
Approximate Gross Internal Floor Area:
668 sq m (7,188 sq ft)

For identification only. Not to scale.
THE RUIN
To the south east of the Dower House the ruin of Brightwell House stands as four ground floor walls with the old front door still in place. Beneath the shell there are vaulted cellars with paved floors.

GARDENS AND PARK
Brightwell Park and the Dower House have wonderful views over lawns and the park beyond with a stunning backdrop of the Chilterns. A 200 year old Cedar Avenue winds eastwards through the park in an ‘S’ shape along the ‘Cedar Drive’, crossing the Grade II Listed ‘Waterloo Bridge’ and continuing across the park to Cedar Lodge. It is reputed to be one of only two avenues of its style and age remaining in the country.

A Grade I Listed 17th century dovecote stands in the park on the site of the original Elizabethan House which burnt down in 1787.

The old ice house, thought to date from the mid to late 18th century, is also in the park and Grade II Listed. It was excavated in the 1970’s to reveal a vaulted ceiling and ‘ovolo-shaped’ brick-lined ice-pit.

On the eastern boundary there a series of beautiful lakes which divide the park. The upper lake has a sluice outlet into a second lake below. The lakes cover an area of 2.5 acres.
STABLES
To the west of the houses there are some traditional former farm buildings and stables. These include The Old Dairy, a mono pitch lean to, a two bay timber framed cart shed, a timber framed former cattle shed and derelict former calf pens. The stables themselves are a ‘L’ shaped building was extensively repaired in 1999. There are six stables in all, a tack room and hay store. Access to the stables can be either through the heart of the estate or along Cadwell Lane.

WALLED GARDEN
To the north west of the estate an avenue of Lime trees known as the ‘Lime Walk’, leads from Brightwell Park to the walled kitchen garden. The walls of the garden are Grade II Listed and enclose an area of about 1.25 acres which are partially divided by an internal wall. The garden is not currently in production.

There is a cottage next to the walled garden which is in a separate ownership and not included in this sale. The owners of the cottage have a right of way over the track from A to B as per the estate plan.
EAGLE LODGE
Eagle Lodge is a Georgian lodge with a later extension at the main entrance to Brightwell Park in the village of Brightwell Baldwin. It has a sitting room, kitchen, one bedroom and a bathroom. Outside in the garden there is a brick building, formerly the washhouse and privy, which is in need of repair, and a garage. The lodge and the attached estate wall and gate piers are all Grade II Listed. It is available with vacant possession.

BEECH TREE COTTAGE
Beech Tree Cottage is a modern brick cottage close to the farm buildings. It was built in 1989 and has a kitchen/ breakfast room, sitting room, three bedrooms, a family bathroom and a garage/utility room. It is available with vacant possession.
CEDAR LODGE
Cedar Lodge is a Georgian lodge with a later extension at the east entrance to the park which leads to Brightwell Park along the ‘Cedar Drive’. It has a large sitting/dining room, kitchen, two bedrooms and a family bathroom. The property was completely refurbished in 2004. The lodge and the attached gatepier and wall are all Grade II Listed.

FARM BUILDINGS
The farm buildings have a separate access from the road at the east end of Brightwell Baldwin village. The range includes a straw barn (9x 15ft, Open fronted lean to and stores 4 & 5, portal frame and block cattle yards, cart shed and a brick store housing an oil tank.

Cedar Lodge
Approximate Gross Internal Floor Area:
70 sq m (749 sq ft)
For identification only. Not to scale.
GENERAL REMARKS AND STIPULATIONS

METHOD OF SALE

The freehold of Brightwell Park is available by private treaty as a whole.

TENURE

Brightwell Park can be made available with vacant possession on completion subject to the tenancies described below.

At the time of writing both of the lodges and one of the flats are let on Assured Shorthold Tenancies. Beech Tree Cottage is available with vacant possession.

THE SPORTING RIGHTS

The sporting rights over the estate are in hand and will be available to a purchaser at completion.

IMPROVEMENTS, FIXTURES AND FITTINGS

All those items usually regarded as tenants’ fixtures and fittings are specifically reserved from the sale. Garden statuary, carpets, curtains and light fittings are excluded from the sale.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The property is being sold subject to and with the benefit of all rights including, rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not. There are two public footpaths running across the park. Further details are available from the vendors’ agent.

SERVICES

All of the properties at Brightwell Park have the following:

- Mains water and electricity
- Oil fired central heating
- Private drainage to septic tank.
**DIRECTIONS** (Postcode: OX49 5NS)

From the M40:
Leave the M40 at Junction 6 and turn left onto the B4009 following signposts for Lewknor/Watlington. In Watlington turn right on Brook Street, continuing on the B4009. At the junction with the B480 keep right, onto Cuxham Road (B480). Continue on the B480 towards Cuxham and then keep left following signs to Brightwell Baldwin. Continue through Brightwell Baldwin, passing the Lord Nelson Pub, on your left and the Church on your right. The estate wall is on your right. At the end of the wall turn right, on a sharp bend, into the gates of Brightwell Park's Eagle Drive.

From the M4 (travelling east):
Leave at junction 13 for Oxford/Newbury and head north on the A34 to Oxford/Chieveley. Continue on the A34 for about 8 miles. Take the A4185 exit towards Wantage/A417. Keep right and follow signs for Chilton. Turn right onto the A4185 and continue on A4185 until the junction with London Road. Turn right onto London Road (A417). Continue on A417, past Blewbury. After about 5 miles turn left onto Halfpenny Lane. At the next junction turn left onto Reading Road (A329). At the Winterbrook roundabout take the third exit onto Nosworthy Way/A4130. At the next roundabout take the first exit onto Portway/A4074. After about 2.7 miles take the 2nd exit (right) at the Elbridge Roundabout onto Oxford Road/B4009. After about 2.6 miles turn left, signposted Brightwell Baldwin, Cuxham and The Lord Nelson Pub. Continue on this roads for about 1½ miles and as you enter the village of Brightwell Baldwin the gates to Brightwell Park, and Eagle Lodge, will be ahead of you.

**LOCAL AUTHORITIES**
Oxfordshire County Council,
County Hall, New Road, Oxford, OX1 1ND.
Tel: 01865 792422
Website: www.oxfordshire.gov.uk

South Oxfordshire District Council,
Benson Lane, Crowmarsh Gifford,
Wall ingford, Oxon, OX10 8ED.
Tel: 01491 823000
Website: www.southoxon.gov.uk

**COUNCIL TAX**
Property Name Band 2009/2010 Payment
- Brightwell Park G £2,852.00
- Dower House Garden Flat C £1,521.00
- Dower House Flat 1 D £1,711.00
- Dower House Flat 2 E £2,091.00
- Eagle Lodge B £1,273.11
- Beech Tree Cottage C £1,521.00
- Cedar Lodge B £1,273.11

**Important Notice** Savills and their clients give notice that:  1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.  2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building, regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.  3. The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function, and prospective purchaser/tenants should satisfy themselves as to the fitness of such equipment for their requirements. Particulars produced April 2017. Photographs taken Spring 2017. 16/9/30 EH. Kingfisher Print and Design 01803 867087.