

# BRIMPTON COTTAGE



# BRIMPTON COTTAGE

## PRICE

£1,950,000



An idyllic, private and rural setting in approximately 2.17 acres

**ADDRESS** Brimpton Cottage  
Milton Common  
Thame  
OX9 2JN

**LOCAL** Le Manoir aux Quat'Saisons, Great Milton  
The Crazy Bear, Stadhampton  
The Bull, Great Milton

**TOWNS & TRAIN STATIONS** Thame 4 miles  
Oxford 10 miles  
London 45 miles  
Haddenham & Thame Parkway Train Station 6.4 miles ➡  
London Marylebone from 37 mins

THE  
COUNTRY  
HOUSE  
DEPT.

51°43'40.0"N 1°03'27.2"W



# ABOUT THIS HOUSE

## GENERAL

5  
BEDROOMS

SERVICES	Mains water and electricity, Oil Fired Central Heating Private drainage
----------	---

5  
BATH/SHOWER  
ROOMS

EPC	F
-----	---

COUNCIL TAX	Band D
-------------	--------

3  
RECEPTION  
ROOMS

LOCAL AUTHORITY	South Oxfordshire District Council, 01491 823000
--------------------	--

## HOUSE AND GROUNDS

Located in a secluded rural and private setting is this attractive family home. Brimpton Cottage is a compelling mix of fresh, light and modern spaces, yet the house retains a huge amount of the original charm and character. Brimpton Cottage has evolved over time, the oldest part being the spectacular barn dating from the 15th Century with adjoining cottages added later.

The accommodation throughout is generous and the reception rooms allow a real flexibility as to how they could be used. Highlights include the beautiful kitchen/breakfast room with adjoining sitting room which provides the most fantastic living space and is very much the heart of the home. Bespoke bi folding doors provide the most spectacular views across the garden and surrounding countryside and once open, form a seamless link between the inside and out and intern is perfect for those who enjoy outside dining and entertaining. There is the most wonderful barn adjoining the property which could have a variety of uses, such as a party barn, home office, playroom or annexe if the necessary permissions were obtained.

The five bedroom, five bath/shower room layout over two floors makes for comfortable family living and includes some lovely features such as attractive vaulted, beamed ceilings in the master bedroom and lovely views across the garden and countryside beyond.

Brimpton Cottage sits in an attractive plot which extends to approximately 2.17 acres. The garden wraps around the property and is interspersed with a variety of trees and shrubs, making for a colourful backdrop throughout the ever changing seasons. There is an enclosed swimming pool (not presently in working order). A large driveway provides ample parking for a number of cars. There is a wooden double bay car port with storage shed at one end and four further storage/garden sheds.





## ABOUT THIS AREA

### OUR THOUGHTS ON THAME

Thame is a thriving market town, perfectly situated at the foot of the Chiltern Hills, just 14 miles from Oxford. From historical buildings to beautiful parks, a Museum, a Theatre, a vibrant High Street, and regular events - Thame has lots of exciting attractions and activities. Like many traditional market towns, Thame grew from Anglo-Saxon roots but has since developed its own individual character whilst preserving its rich history. Ancient medieval buildings stand alongside Georgian and Victorian architecture and the iconic boat-shaped high street stands as testimony to the market place for which it was originally designed - the beauty of the town offers a quintessentially English experience.

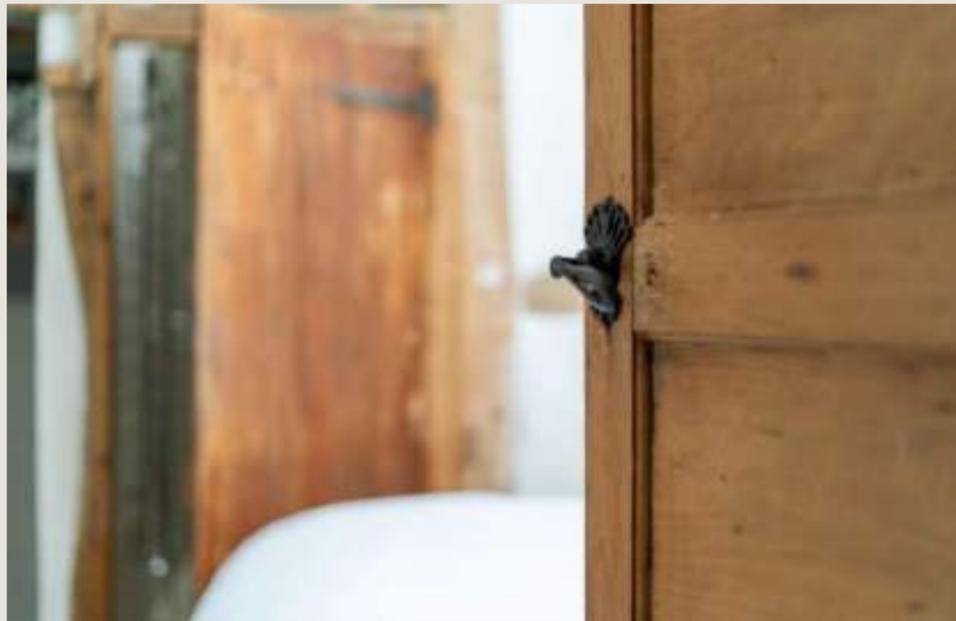
Local shopping can be found at nearby Sandy Lane Organic Farm Shop and Great Milton village shop and Post Office but for more comprehensive shopping and recreational needs, Oxford is within striking distance as are a number of highly regarded schools, both state and private.

The property is well positioned for the M40 providing easy access to both London and Birmingham but for those needing the train, Haddenham & Thame Parkway Train Station is a short drive away (London Marylebone from 37 mins).

If that wasn't enough, The Oxfordshire Golf Club and Spa is 2 miles away as is a wide choice of excellent restaurants and pubs including La Table d'Alix at The Plough in Great Haseley, Le Manoir aux Quat'Saisons at Great Milton and the Lamb Inn in Little Milton.







Bedroom



En-suite

---

Beautiful exposed beams throughout



Bedroom





Kitchen/Breakfast Room



Hall



View

---

Family home set in 2.17 acres





Bedroom



Sitting room



Landing

---

Five double bedrooms each with its own bathroom





Front door



Terrace

---

Beautiful garden with wonderful views



Garden



# FLOOR PLAN

464 sq m / 4,994 sq ft  
TOTAL

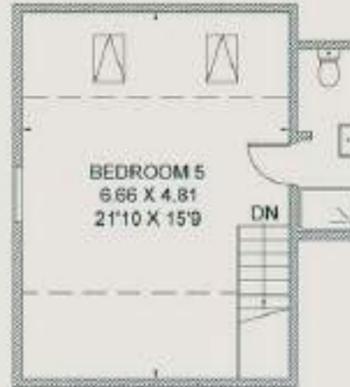
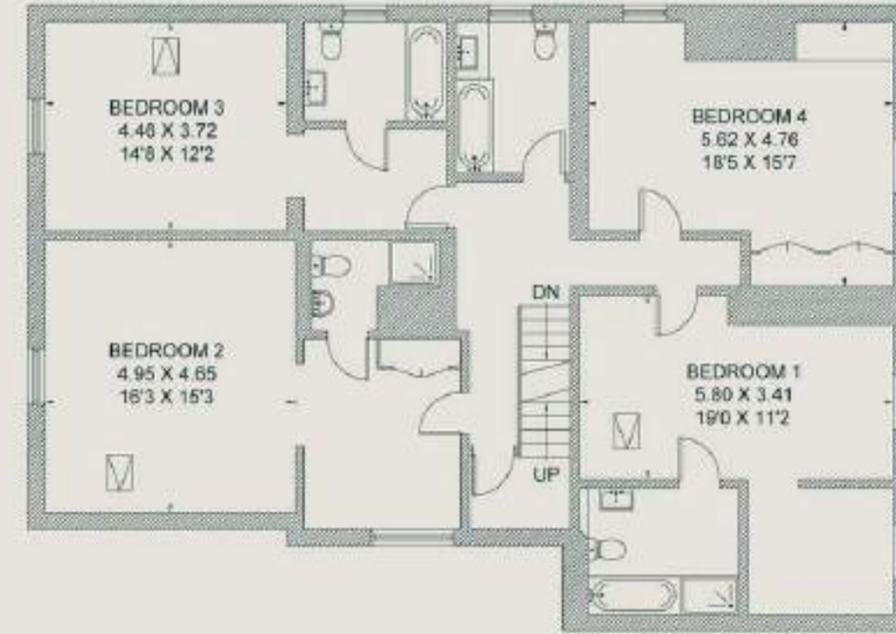
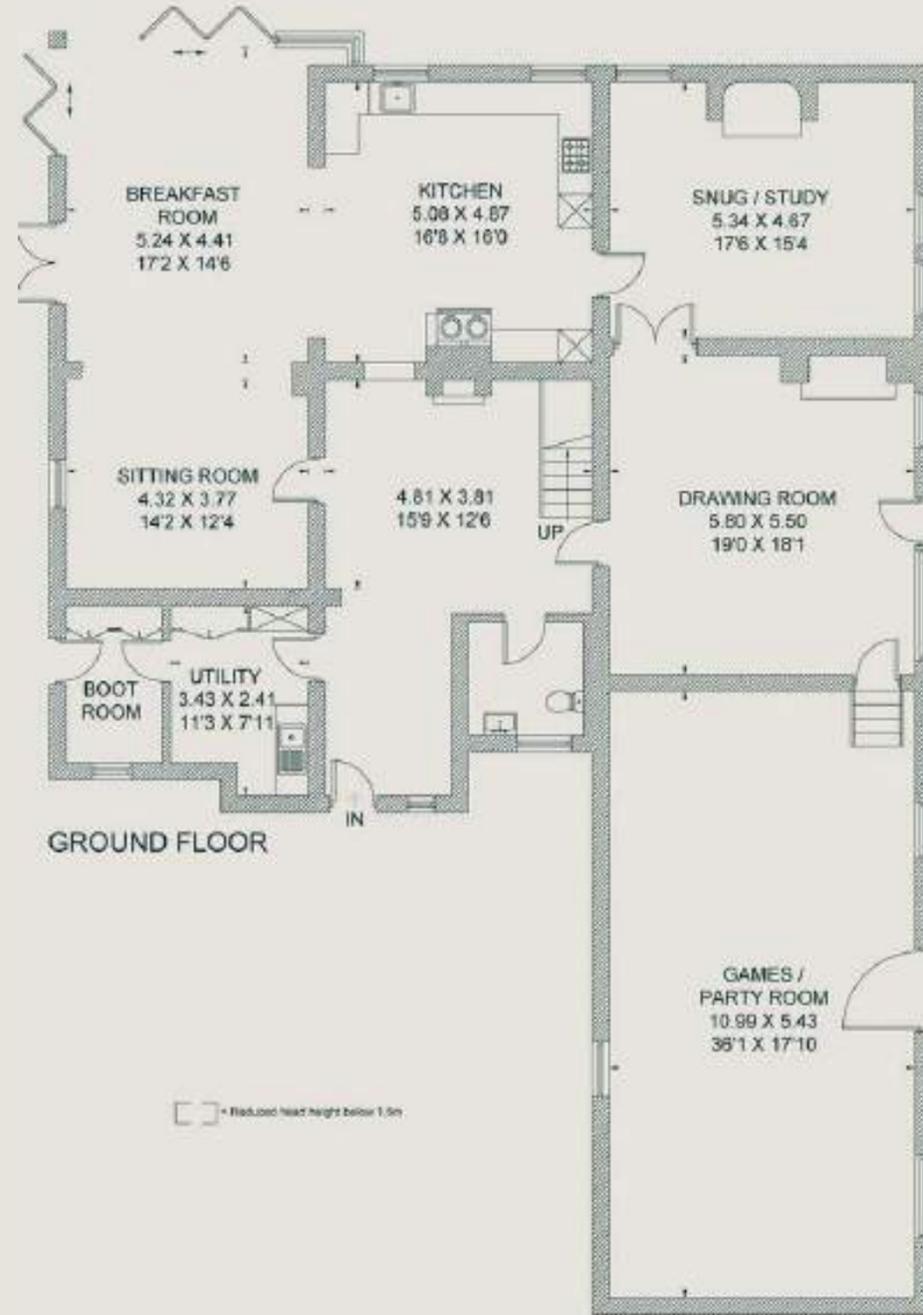
434.8 sq m / 4,680 sq ft  
MAIN HOUSE

29.2 sq m / 314 sq ft  
OUTBUILDINGS

*For identification purposes only.*

IMPORTANT NOTICE: The Country House Department gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. The Country House Department does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. The Country House Department does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. The property will be sold subject to and with the benefit of all wayleaves, covenants, easements and rights of way, whether mentioned in these particulars or not. Photographs taken in April 2021 Particulars prepared in April 2021.

Approximate Area = 434.8 sq m / 4680 sq ft  
Outbuildings = 29.2 sq m / 314 sq ft (Excluding Carport)  
Total = 464 sq m / 4994 sq ft  
Including Limited Use Area (13.6 sq m / 146 sq ft)



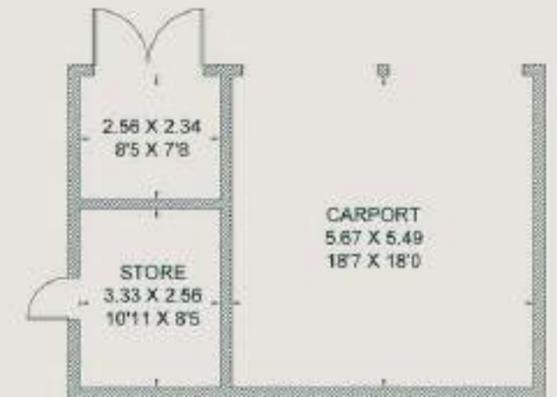
FIRST FLOOR

SECOND FLOOR



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

OUTBUILDINGS



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)

fourwalls-group.com 275844

AREA GUIDE

# Oxfordshire

51°28'52.6"N 1°05'32.2"W

**WALKING** Wittenham Clumps

Wittenham Clumps is the common name for a pair of wooded chalk hills in the Thames Valley with an extensive network of paths

**EATING OUT** Le Manoir aux Quat'Saison

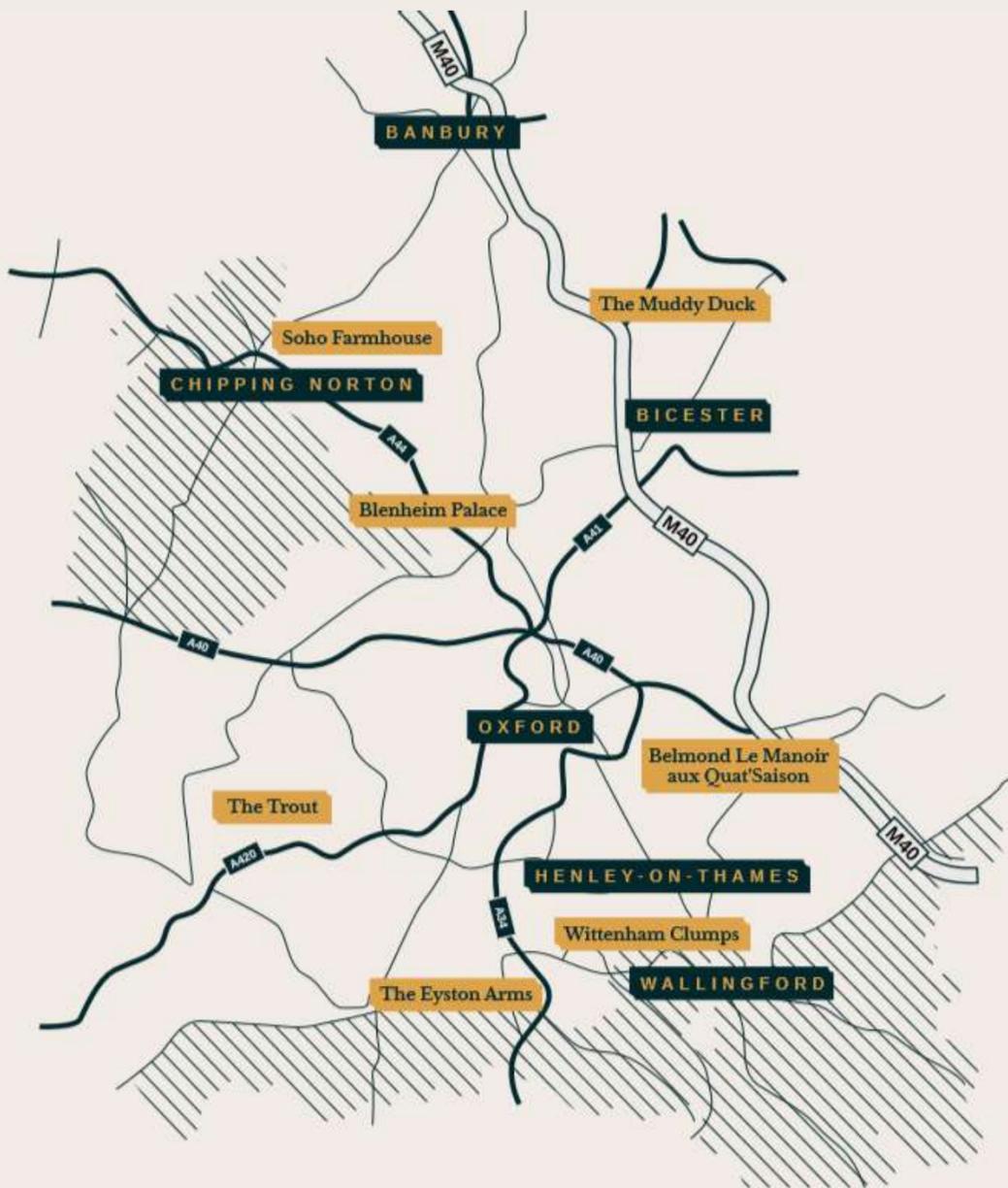
Described as “a twist of imaginative genius”, Raymond Blanc’s vision for Le Manoir aux Quat’Saisons has always been one of world-class gastronomic flair and outstanding organic produce.

**EVENT** Henley Royal Regatta

A prestigious rowing event held annually on the River Thames. Races are head-to-head knock out competitions, raced over five days in July

**DAY OUT** Blenheim Palace

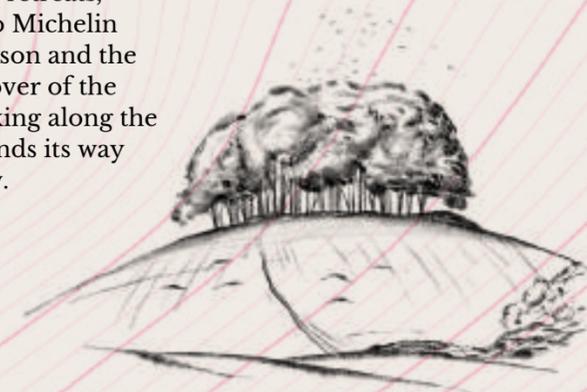
Blenheim Palace, a monumental country palace in Woodstock. The palace, one of England’s largest houses, was built between 1705 and 1722, and designated a UNESCO World Heritage Site in 1987.



Blenheim Palace

**SPOTLIGHT**

From the Riverside glamour of Henley in the South to Banbury’s glorious golden sandstone in the North, Oxfordshire is a classic English county which defies simple definitions. With much of the county easily commutable to London, there are hundreds of picture-perfect country villages to choose from. You never have to look far for a good pub and the county also lays claim to some of the country’s finest restaurants and retreats, including Raymond Blanc’s two Michelin starred Le Manoir aux Quat’Saison and the renowned Soho Farmhouse. Lover of the outdoors are spoilt such as walking along the banks of the Thames, which winds its way through the heart of the county.



Wittenham Clumps

THE  
COUNTRY  
HOUSE  
DEPT.

**Andrew Russell**

[andrew@thecountryhousedepartment.com](mailto:andrew@thecountryhousedepartment.com)

**Ben Bentley**

[ben@thecountryhousedepartment.com](mailto:ben@thecountryhousedepartment.com)

The Country House Department Limited  
John Eccles House  
Robert Robinson Avenue  
Oxford, OX4 4GP

T 01865 338 300

E [info@thecountryhousedepartment.com](mailto:info@thecountryhousedepartment.com)

W [thecountryhousedepartment.com](http://thecountryhousedepartment.com)