

Thames & Country

1 Gilberts Grove

Brightwell-cum-Sotwell, South Oxfordshire · OX10 0RE

Guide Price £2,000,000

5

BEDROOMS

4

BATHROOMS

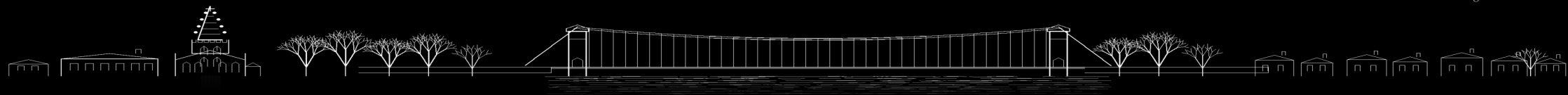
4,024

SQ FT

New Build · Never Occupied · Freehold · Chain Free · Exclusive Development of Four



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1 Gilberts Grove

Brightwell-cum-Sotwell · OX10 0RE

A remarkable newly built five-bedroom residence — never occupied — forming part of an exclusive development of just four homes. Approximately 4,000 sq ft of vaulted French oak interiors set behind electric gates on a generous three-quarter acre wrap-around plot.

Accommodation

Grand Double-Height Entrance Hall
41ft Open-Plan Kitchen / Dining / Family
Sitting Room with Feature Fireplace
5 Vaulted Bedrooms | 3 Private Ensuites
Family Bathroom | Study / Home Office
Utility Room | Integral Double Garage

Key Features

4,024 Sq Ft | Never Previously Occupied
French Oak Beams, Herringbone Floors
Handcrafted Split Staircase | LED Steps
Underfloor Heating Throughout

Setting · South Oxfordshire

Exclusive Private Development of Four
Three-Quarter Acre Wrap-Around Plot
Electric Gates | Parking for 5-10 Cars







Thames & Country

1 Gilberts Grove

Tucked away at the end of a private road off characterful Old Nursery Lane, 1 Gilberts Grove is a remarkable newly built five-bedroom residence forming part of an exclusive development of just four homes in the heart of Brightwell-cum-Sotwell — one of South Oxfordshire's most sought-after villages. Never previously occupied and offered freehold and chain free, this is an extraordinary opportunity to be the very first owner.

Extending to approximately 4,000 sq ft and set behind electric gates on a generous three-quarter acre wrap-around plot, the home makes an immediate impression. French oak is used extensively throughout — from exposed structural beams and herringbone flooring to vaulted ceilings and the handcrafted symmetrical split staircase with sensor-activated LED step lighting.

The principal living space is a breathtaking 41 ft open-plan kitchen, dining and family room with shaker cabinetry, central island with stone worktops and French doors to the garden. A separate sitting room offers triple-aspect windows, full-height glazed patio doors and a striking feature fireplace. The first floor provides five vaulted bedrooms — three with private ensembles — family bathroom and a dedicated study.

A number of finishes have been purposely left for the incoming buyer to personalise — from flooring selections to decorative choices — presenting the rare chance to shape a brand new luxury home entirely to your own taste. Located within easy reach of Wallingford, Didcot Parkway and excellent local schooling, this is a home of exceptional scale, quality and individuality.

Be the very first to call this exceptional home your own.





Thames & Country

1 Gilberts Grove

Location

Brightwell-cum-Sotwell · South Oxfordshire

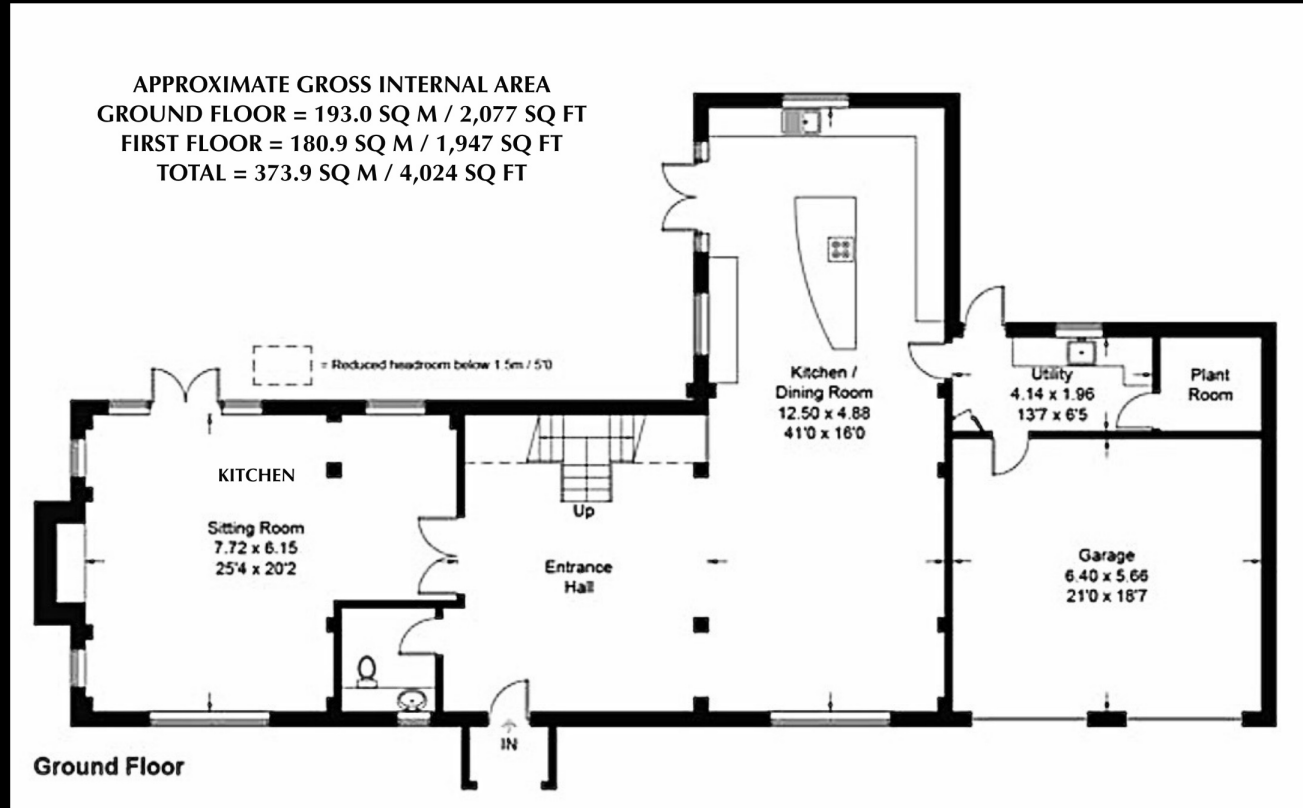
Easy commuter access to

Didcot Parkway (London Paddington direct) · M40 J6
A34 · M4 J12 · Wallingford with Waitrose minutes away

Essential Information

Guide Price	£2,000,000
Tenure	Freehold
EPC Rating	B (81) / B (84)
Council Tax	Band G — South Oxfordshire
Internal Area	4,024 sq ft (373.84 sq m)
Plot	Approx. three quarters of an acre
Parking	5-10 vehicles Integral double garage
Heating	Underfloor heating — all floors
Status	New build Never occupied
Chain	Chain free
Development	Exclusive — 4 homes only
Garden	Large flat rear garden Patio terrace

Images are for illustrative purposes only. All equipment, fixtures or services. References to Tenure are based on information supplied by the Vendor. Check availability before travelling to view.



Total Approx Gross Area

373.90_{m2}

4,024.00_{Sqft}



5



4



2 CAR

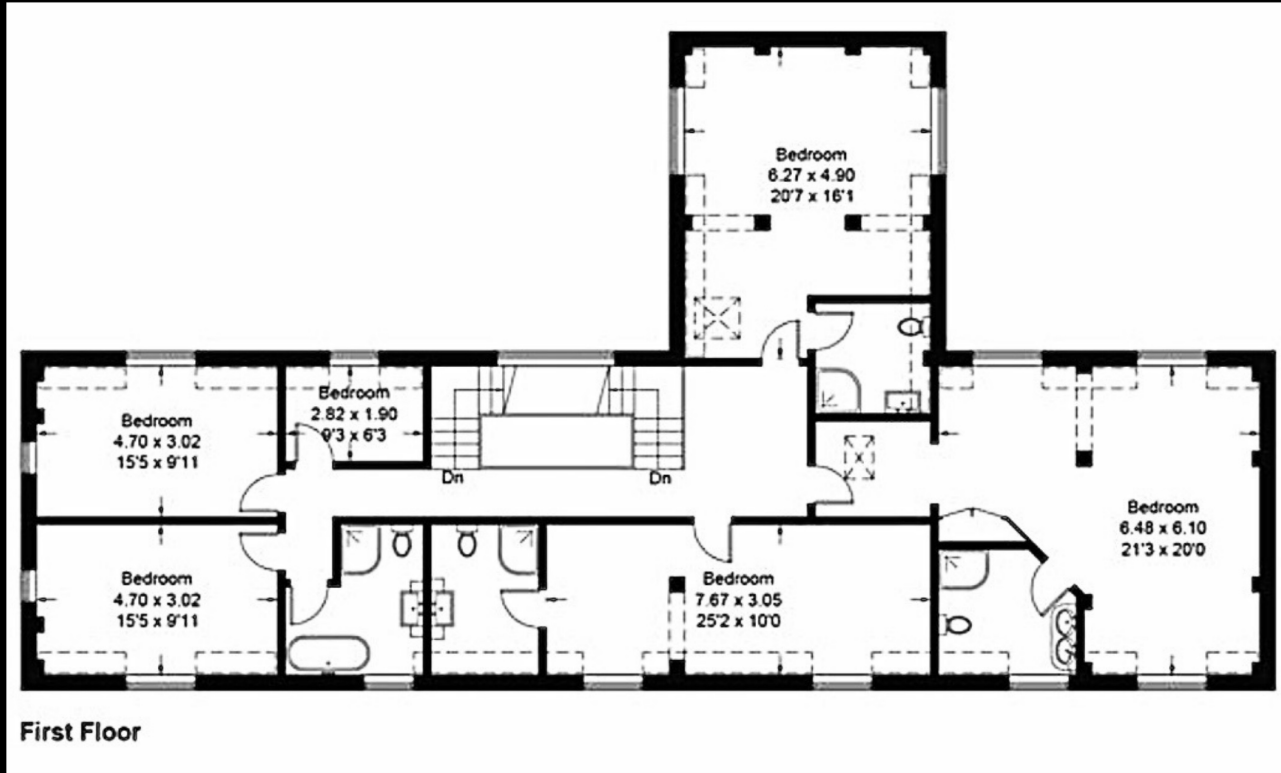


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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Thames & Country ©2023



Total Approx Gross Area
373.90_{m2} 4,024.00_{Sqft}



5



4



2 CAR



10

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