



5 Church Lane, Brightwell-cum-Sotwell, OX10 0SD
£590,000 Freehold

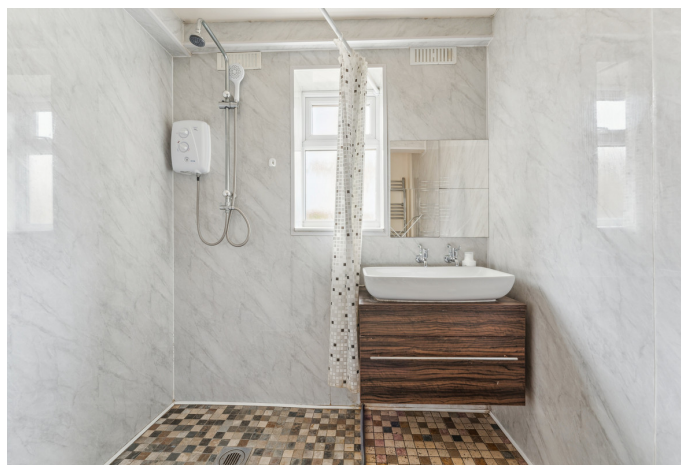
THOMAS
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The Property

Located up a private lane in one of South Oxfordshire's most desirable and quaint villages, is this three-bedroom, three reception room semi-detached property with double garage and substantial potential for extension and reconfiguration. The property comprises entrance hall, cloakroom, shower room, lounge, family room, refitted kitchen-breakfast room, and good size formal dining room. On the first floor there is a store room and three bedrooms. To the front of the property there is extensive driveway parking for multiple cars which leads to a double garage. To the rear; there is a good size garden with side access and large sheds. In our opinion the property offers significant scope for extension and reconfiguration subject to the relevant consents. For the location and potential to be fully appreciated; viewings are highly recommended.

Road and rail connections are excellent, with access to the M4 J12, the A34 to Newbury and Oxford and the M40 (J6). Didcot Parkway station provides a regular service to London, Paddington. There is an excellent choice of state and independent schools in the area including a state primary in the village.



Some material information to note: Gas central heating. Mains water, mains electrics, mains drains. The property has driveway parking. Ofcom checker indicates standard to superfast broadband is available at this postcode with the possible exception of ultrafast. Ofcom checker indicates mobile availability with some of the major providers could be compromised. The government portal generally highlights this as an unlikely/very low risk postcode for flooding. We are not aware of any planning permissions in place which would negatively affect the property. Details of any covenants or easements are available on request from the estate agent.



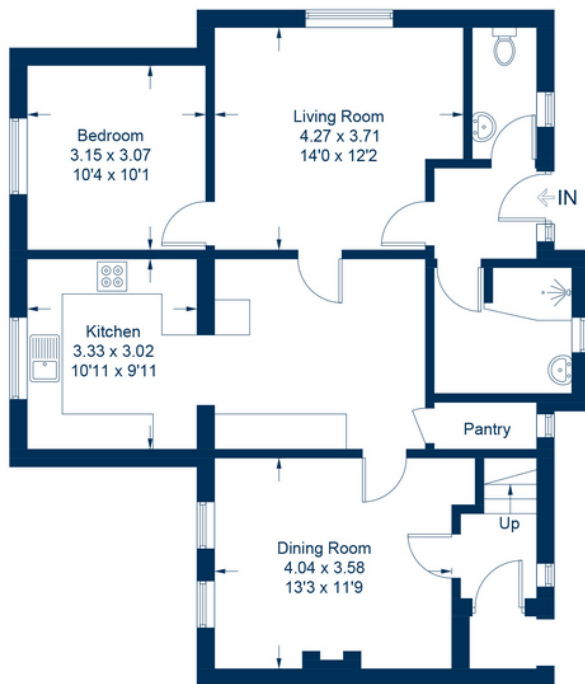
Key Features

- Quiet and secluded position up a private lane.
- Double garage.
- One of South Oxfordshire's most desirable villages.
- Three bedrooms.
- Three reception rooms.
- Substantial potential to extend and reconfigure subject to PP.
- Flexible accommodation.
- Extensive driveway parking.

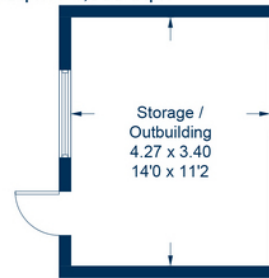
The Location

Located in the heart of the sought after village of Brightwell-cum-Sotwell, situated between Wallingford and Didcot, about 14 miles south of Oxford and 15 miles west of Henley-on-Thames. The village comprises of some lovely period properties situated along narrow twisting lanes where large trees, high hedgerows and high walls are characteristic. Village amenities include a primary school, a post office, a public house and two parish churches. The nearby Thameside town of Wallingford has a Waitrose and a variety of shops, restaurants, pubs and cafe's, together with a monthly Farmer's market, cinema and theatre.

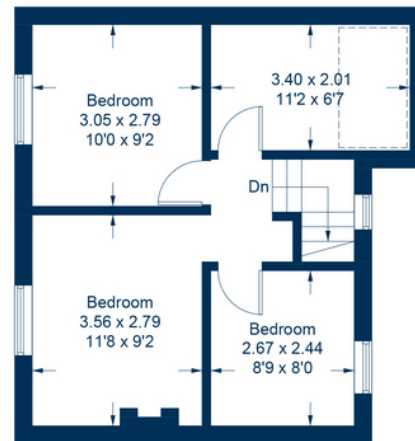
Approximate Gross Internal Area
 Ground Floor = 81.0 sq m / 871 sq ft
 First Floor = 39.7 sq m / 427 sq ft
 Double Garage / Outbuilding = 56.2 sq m / 605 sq ft
 Total = 176.9 sq m / 1,903 sq ft



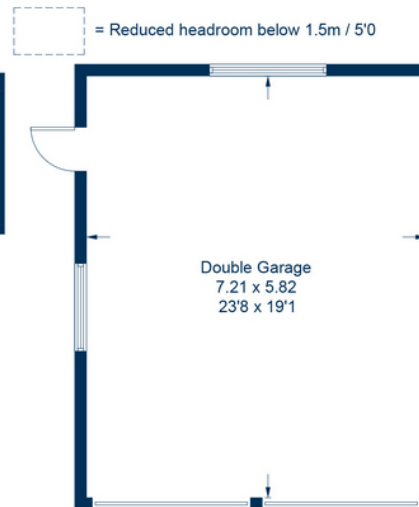
Ground Floor



(Not Shown In Actual Location / Orientation)



First Floor



(Not Shown In Actual Location / Orientation)

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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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 Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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