



West End, Brightwell-cum-Sotwell, OX10 0RU

£1,200,000 Freehold

THOMAS  
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SALES LETTINGS





## The Property

A statement detached bungalow located in the very heart of one of south Oxfordshire's most desirable villages which is has been extended and renovated by the current owners to create modernist accommodation of notable design and style. Boasting clean lines and impressive use of glass this rarely available property comprises four bedrooms, sits privately behind electric gates, and offers a 758 sq ft barn which provides excellent garaging and storage, or with some adaptation; this could be a very impressive studio or home working space.

The manicured gardens sit predominantly to the rear and offer a particularly pretty and private aspect with well stocked borders and covered terrace. The accommodation comprises entrance hall, kitchen-breakfast room with wood burning stove and skylight, utility room, impressive family room extension with vaulted ceiling & stone floor, lounge with wood burning stove, study, shower room and four bedrooms; the master with fitted wardrobes and en-suite shower room. A gated driveway with ample parking leads to a shed/tool room and 758 sq ft barn which could offer garaging, storage, or could be an excellent studio/work from home space with some adaption and conversion.



The home is positioned on this quintessential village lane and for the location, design, and gardens to be fully appreciated, it must be viewed.



## Key Features

- Four bedroom detached bungalow of a particularly modernist and attractive design.
- Renovated, modernised and extended by the current owners.
- Gated driveway access with ample parking.
- Family room.
- Located on this quintessential country lane in the heart of one of South Oxfordshire's most desirable villages.
- 758 Sq Ft barn/outbuilding
- Private south facing manicured garden with terrace area offering a very pretty aspect to the rear.



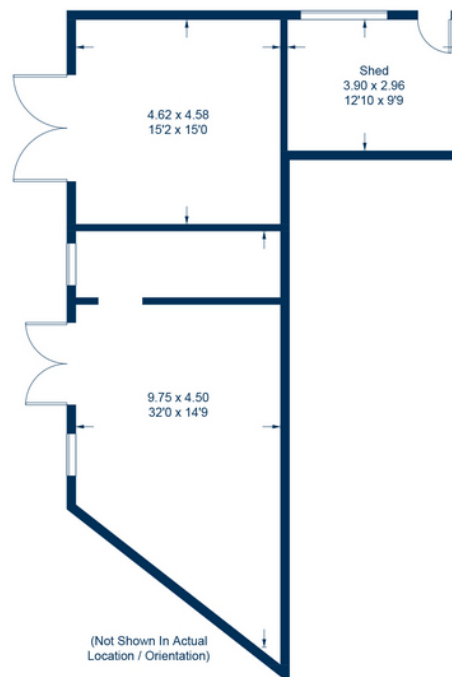
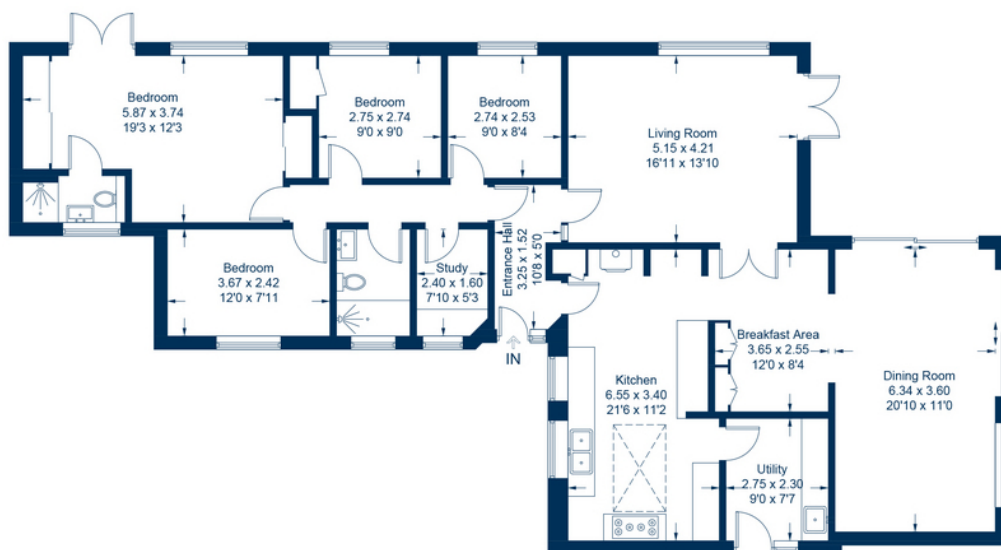
## The Location

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.

Some material information to note: Conservation area. The barn is not a listed building but is a building of historical interest. Gas central heating. Mains water, mains electrics, mains drains. The property has driveway parking. Offcom checker indicates standard broadband is available at this postcode, ultrafast is also available. Offcom checker indicates mobile availability with some of the major providers could be compromised. The government portal generally highlights this as a low/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.



Approximate Gross Internal Area = 154.6 sq m / 1,664 sq ft  
 Outbuildings = 70.4 sq m / 758 sq ft  
 Total = 225.0 sq m / 2,422 sq ft



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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