

# Mackney Lane, OX10



PROPERTY ADDRESS  
Woolbrook House  
Mackney Lane  
Brightwell-Cum-  
Sotwell  
OX10 0SQ

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	90
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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- Stunning open-plan kitchen and living space
- c3000 sqft of elegant accomodation
- Luxurious principal suite with ensuite bathroom
- Thoughtfully designed for modern family life
- Idyllic Oxfordshire village setting

Nestled down the tranquil Mackney Lane and surrounded by open countryside, this stunning property of nearly 3000 sqft is not only aesthetically pleasing but it has been designed thoughtfully with the demands of modern family living in mind.

Upon entering, there is a suitably stylish cloakroom and very useful storage cupboard/boot room, before you reach the amazing open-plan kitchen/diner with 'snug' seating area and practical utility room with worktop, storage space and plumbing for washing machine and tumble dryer. The full width bi-fold doors are a wonderful backdrop for a dinner party, and there is ample room for a large dining table here. This striking glazing also looks across the patio and garden beyond. The sun works its way up and over this west facing property throughout the day, to ensure beautiful sunrises from the front of the property and breath-taking sunsets to the rear in the evening – perfect for making the most of the warm summer evenings.

The kitchen is another example of the developer's attention to detail. Every corner and alcove of the room is being used and the off-white units blend perfectly into the walls, so you hardly notice they are there. There is a bespoke island unit with quartz worktop, which also houses a multitude of additional storage cupboards and drawers. It is easy to imagine cooking a Sunday roast as a family here or prepping for a summer barbeque with the bi-fold doors wide open. This home has a fresh, contemporary feel but sits comfortably within its rural surroundings.

Off the kitchen/diner, there is another living room, which has been perfectly designed to complement the centre piece of the room – the wood burner, which is topped by feature lintel. This is the ideal room for entertaining friends or curling up with family to watch a film.

The downstairs is completed by a well-proportioned study at the front of the property – perfect for those who want to work from home in comfort.

Up the impressive staircase with vaulted ceiling and luxurious carpet, that runs throughout the first floor, you will find the stunning master bedroom. This feels more like a sanctuary than a bedroom with magnificent views to the west, so you can watch the comings and goings of wildlife and the seasons. The ensuite and built in wardrobes make this feel like a glamorous hotel suite.

There are three more double bedrooms, one with an ensuite, as well as a family bathroom on this floor. All of the bedrooms benefit from superb views across the countryside and its network of endless footpaths that intersperse the Oxfordshire landscape - perfect for a family walk.

Woolbrook House enjoys a large plot with extensive driveway parking, garage and a very generous garden with large patio area overlooking the nature reserve beyond the rear fence.

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.



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There is also a village community shop near to the village hall. The nearby Thameside town of Wallingford has a Waitrose and a variety of shops, restaurants, pubs and cafes, together with a monthly Farmer's market, cinema and theatre. 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.