



# JASMINE HOUSE

MACKNEY LANE ♦ BRIGHTWELL CUM SOTWELL ♦ OXFORDSHIRE





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Didcot Station (London Paddington in 40 minutes) - 4 miles ♦  
Wallingford Town Centre - 2 miles ♦ M4 (J12) - 16 miles ♦ M40  
(J6) - 14 miles ♦ Henley on Thames - 15 miles ♦ Oxford - 14 miles  
(Distances and times approximate)

Situated in a popular village close to the town of Wallingford and just below Wittenham Clumps, yet within a few miles from Didcot with the mainline train station providing access to London Paddington in well under the hour.

An immaculately presented 5 bedroom detached house with generous light and airy accommodation and open plan kitchen reception living facing enclosed west facing gardens in an excellent location within the village on a no through road and with wonderful uninterrupted front and rear aspects.

♦ Sought After Village Close to Mainline Railway Station in Didcot and Scenic Countryside Walks

♦ Private Driveway  
♦ Detached Garage

♦ Utility Room  
♦ Workshop  
♦ Hallway  
♦ Study  
♦ Sitting Room with fireplace  
♦ Kitchen/Breakfast/living Room with Log Burner

♦ First Floor  
♦ Main bedroom with Ensuite Bathroom  
♦ Second Bedroom with Ensuite Shower Room  
♦ 2 Further Bedrooms  
♦ Dressing Room  
♦ Family Bathroom

♦ Second Floor  
♦ 5th Bedroom and Shower Room plus Generous Eaves Storage

♦ West Facing Garden with Terrace Plus Second Terrace Under a Pergola



## SITUATION

Brightwell-cum-Sotwell is a picturesque village, fortunate to be completely bypassed which means that the only traffic in the village is village traffic. At the heart of the village is the Red Lion pub which has been carefully restored after a near-disastrous fire. The lovely "Village Store" community shop, located behind the Village Hall has a large free car park. Run by volunteers it offers a great range of groceries as well as locally supported producers. Dotted along the narrow village streets are picturesque black and white thatched cottages. Brightwell and Sotwell were originally two separate villages, only combined into one since 1948. There are many houses still standing which date back to Tudor times, or even before. There are also 2 churches within the village, the church in Brightwell is St Agatha which in some parts date back to the 12th century, possibly on the site of a church mentioned here in the Domesday Book. The church in Sotwell is St James. This church has ancient origins, but was rebuilt in 1884 and included features of the original wattle and daub building, an example being the impressive open roof of oak timbers. Visitors from all over the world visit the village which was the home of the celebrated Bach Flower Remedies, Mount Vernon. Wild flowers grown in the garden of Mount Vernon were used to make the homeopathic treatments. Dr Edward Bach, the creator of the treatments, is buried in St James's churchyard. It has its own well revered primary school as well as many state and private schools including Wallingford Secondary School with Sixth Form, Cranford House School, The Oratory Preparatory School, Moulsoford Preparatory School, St Andrews Preparatory School, The Oratory School, Pangbourne College, Brockhurst & Marlston House, Downe House, The Abbey School, Bradfield College, The Manor Preparatory School, Abingdon School, Abingdon Preparatory School, Radley College, and St Helen & St Katharine.

Brightwell-cum-Sotwell lies just off the A4130 a couple of miles west of Wallingford, a well connected Town on the River Thames with many shops and good road access.

## PROPERTY DESCRIPTION

Built in the 1950's, Jasmine House is a beautiful family home, having been extended at the rear to enhance the accommodation further. With red brick elevations under a tiled roof, the house has been refurbished to offer high specification interiors. Entrance is into the hallway with tiled/wooden flooring running through most of downstairs and doors leading into all rooms. There is an understairs cupboard and cloakroom. The study sits at the front of the house and to the other side is the sitting room with fireplace and shelving. At the back of the house is the kitchen breakfast living room which has 2 sets of French doors and windows offering wonderful garden views, fitted cupboards and connecting to outside beautifully. On the first floor the main bedroom overlooks the garden and field views beyond and it has an ensuite bathroom. There is a second bedroom with ensuite shower room and then dressing room, 2 further bedrooms and family bathroom. A further staircase takes you up to the top floor where bedroom 5 is found and shower room. There are eaves cupboards to both sides offering great accessible storage and further impressive views.

## OUTSIDE

Approached behind country hedging and fencing to the boundary, the driveway is gravelled and there is ample parking for several cars. The garage is detached from the house, but there is a door in-between the garage and the house with a pathway running from the front through to the back garden. The garage has 2 doors opening out. Attached to the back of the garage is the utility room with cloakroom and separate workshop. There is scope to develop the garage and rooms behind and create a self-contained annexe, subject to relevant planning permission. The main garden at the rear is west facing. A terrace running the width of the house is a wonderful seating area and perfect for "al fresco" dining to sit and enjoy the garden views. Mainly laid to lawn and with hedging and fencing to either side, the garden is a lovely private spot and contains some mature and fruit bearing trees. At the back of the garden is a second terrace under a pergola sitting amongst lovely planting.



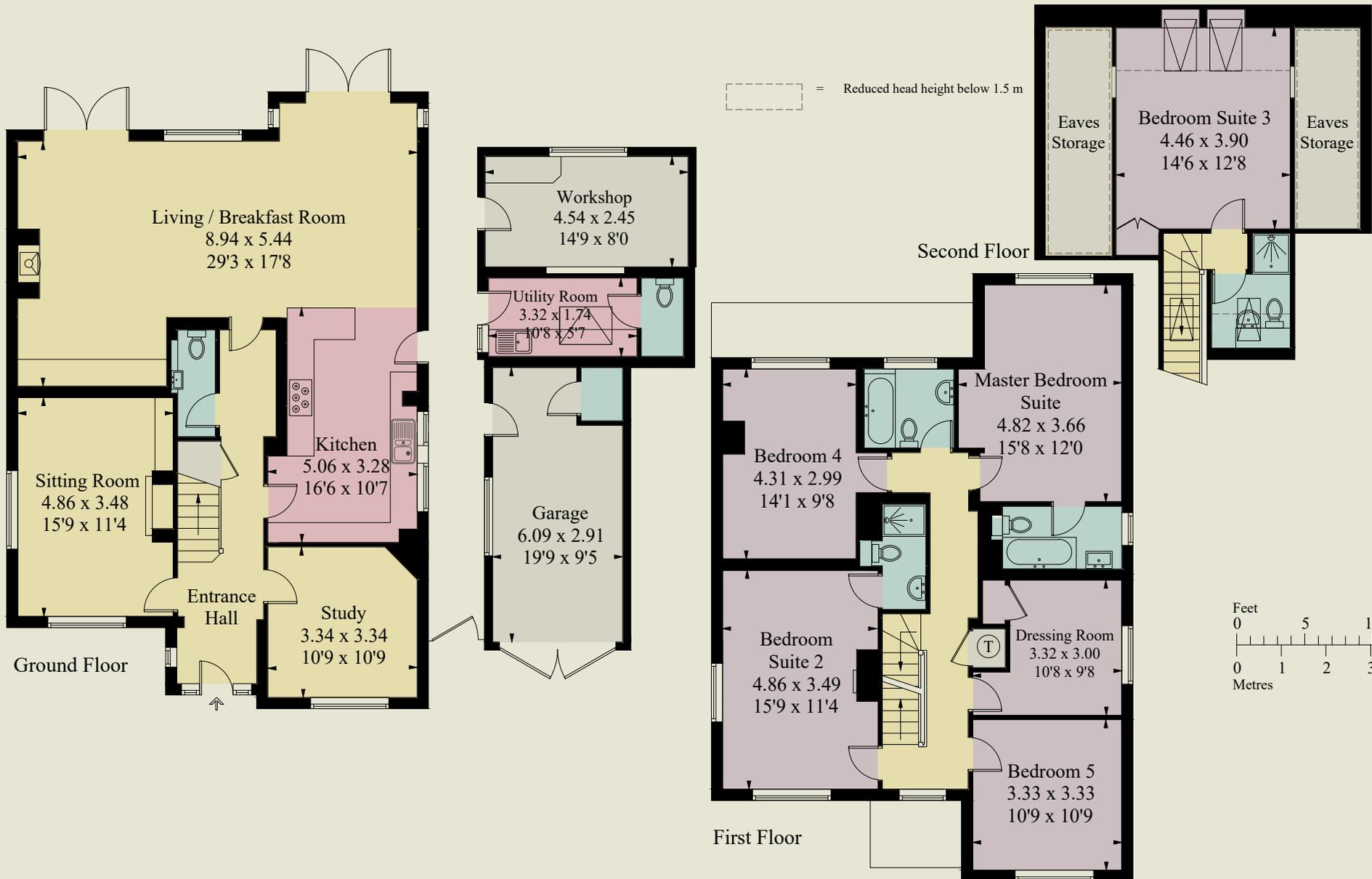


# Jasmine House, Mackney Lane, Brightwell-cum-Sotwell, Wallingford, Oxfordshire, OX10 0SQ

Approximate Gross Internal Area = 222 sq m / 2389 sq ft

Limited Use Area = 20 sq m / 215 sq ft      Outbuildings = 38 sq m / 409 sq ft

Total = 280 sq m / 3005 sq ft



CREATESPACE DESIGN ref 614

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



## GENERAL INFORMATION

**Services:** All main's services are connected. Central heating and hot water from oil fired boiler.

**Council Tax:** G

**Energy Performance Rating:** E / 49

**Postcode:** OX10 0SQ

**Local Authority:** South Oxfordshire District Council  
Telephone: 01235 422422

## VIEWING

Strictly by appointment through Warmingham & Co.

## DIRECTIONS

From our offices turn right and continue up to the railway bridge and turn left continuing out of the village. Stay on this road through South and North Stoke. When you get to the junction with the A4074 carry straight on, then take the first left onto the A4130 heading towards Didcot. Stay on this road for about 2 miles, then turn left still heading towards Didcot. Take the third turning on the left into Brightwell Cum Sotwell, entering onto High Road and continuing round to the right, then taking the left hand turn to Bell Lane. Continue through and it merges into Sotwell Street and then bare right. Take the next left onto Mackney Lane and Jasmine House will be found about 80 metres along on the right hand side.

## DISCLAIMER

The agent has not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. If required, the client is advised to obtain verification. These particulars are issued on the understanding that all negotiations are conducted through Warmingham & Co. Whilst all due care is taken in the preparation of these particulars, no responsibility for their accuracy is accepted, nor do they form part of any offer or contract. Intending clients must satisfy themselves by inspection or otherwise as to their accuracy prior to signing a contract.

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