



**The Orchard, Church Lane, Brightwell-Cum-Sotwell, Wallingford, OX10  
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## Welcome to

### The Orchard, Church Lane, Brightwell-Cum-Sotwell, Wallingford

The property has been upgraded over the years and now provides superb family accommodation over two floors including a large entrance hall giving access to the 18ft sitting room with feature log burner, 23ft modern fitted kitchen dining room and utility room. The ground floor is complimented by the main double bedroom with en-suite shower, study, and WC. First floor landing has a useful double linen cupboard and further storage cupboard, double bedroom with walk in wardrobe and further double bedroom with built in wardrobes and a large four piece family bathroom. Outside to the front is a tarmac driveway with parking for several vehicles and access to the garage with electric roller door, raised lawned garden with well stocked flower and shrub border, fruit trees and summer house which enjoys a westerly facing aspect. To the rear is a lovely, enclosed garden with two patio areas, lawned garden with well stocked borders and shrub bushes raised vegetable patches and two timber sheds and two side access gates.





**Ground Floor**



**First Floor**

**Entrance Hall**

**Sitting Room**

18' 6" x 16' 9" (5.64m x 5.11m)

**Study**

11' 1" x 10' 1" (3.38m x 3.07m)

**Kitchen Dining Room**

23' 6" x 10' 3" (7.16m x 3.12m)

**Utility Room**

9' 7" x 5' (2.92m x 1.52m)

**Ground Floor Bedroom**

16' 7" narrowing to 13' 1" x 10' 3" (5.05m narrowing to 3.99m x 3.12m)

**En Suite Shower Room**

**Wc**

**Landing**

**Bedroom**

16' 5" narrowing to 14' 5" restricted height x 12' (5.00m narrowing to 4.39m restricted height x 3.66m)

**Bedroom**

14' narrowing to 12' 7" restricted height x 12' (4.27m narrowing to 3.84m restricted height x 3.66m )

**Walk In Wardrobe**

**Linen Cupboard**

**Storage Cupboard**

**Four Piece Family Bathroom**

**Garage And Driveway  
Parking**

**Front And Rear Gardens**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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## **The Orchard, Church Lane, Brightwell-Cum-Sotwell, Wallingford**

- Detached Chalet Bungalow
- Feature Log Burner
- Garage and Driveway Parking
- Front and Rear Gardens
- Walk in Wardrobe

Tenure: Freehold EPC Rating: D

**£825,000**

### **Location**

Brightwell-cum-Sotwell is one of South Oxfordshire's most desirable villages. A proper village which includes the excellent Red Lion pub, a village stores and a primary school. The village is ideally located for commuting to London, Oxford or Reading, with Didcot Parkway rail station only 3.8 miles away and is also well positioned for both the M4 and M40. Wallingford is the nearest town, situated on the banks of the River Thames, with its desirable setting and attractive architecture, this is market town living at its finest. Bordered by the rolling Chilterns on one side and the magnificent Berkshire Downs on the other, it's an idyllic spot with inexhaustible options for lovers of the outdoors. With its large open market square and famous castle ruins, this bustling market town is suffused in history. But what you might not know is that contemporary Wallingford is home to a fresh and energetic vibe, stoked by some great independent shopping, a sparkling array of dining options and a thriving café culture. As well as great leisure facilities and abundant footpaths, the town is fast becoming South Oxfordshire's most sought-after small town.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WLF104788 - 0004

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