



Pear Trees
Bell Lane, Brightwell-Cum-Sotwell
Oxfordshire, OX10 0QD



JAMESGESNER
- ESTATE AGENTS -



**Pear Trees
Bell Lane
Brightwell-Cum-Sotwell
Oxfordshire
OX10 0QD**

GUIDE £650,000 FREEHOLD



Situated within this sought after village is this deceptively spacious, four-bedroom, three reception room property with generous west facing garden, home office and driveway parking for up to five cars. Set back from the road in an elevated position the property offers flexible accommodation. Viewing highly recommend.

Ground floor accommodation comprising; entrance lobby, lounge with feature fireplace, open plan kitchen/dining room with integrated appliances, utility room, inner hall, family room with double doors to the rear, shower room and a ground floor double bedroom. On the first floor you will find three further bedrooms (two doubles and a good single) and a family bathroom. The driveway provides ample parking to the front. The secluded west facing rear gardens are mature and extending to over 100 feet in length. There is a large patio which isn't overlooked leading to the lawn which is bordered by flower and shrubs on each side and a selection of mature fruit bearing trees. There is also a vegetable patch, greenhouse and garden shed. At the rear of the garden, you will find an insulated home office with light and power.

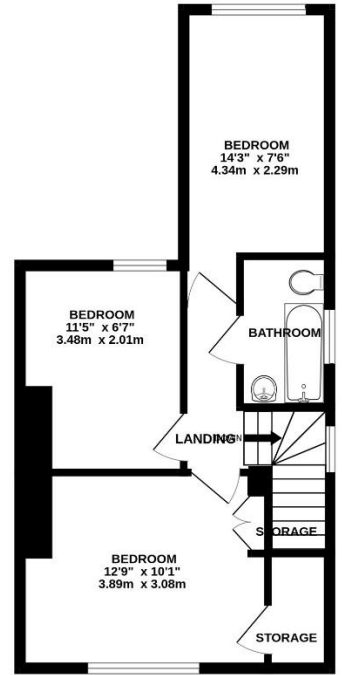
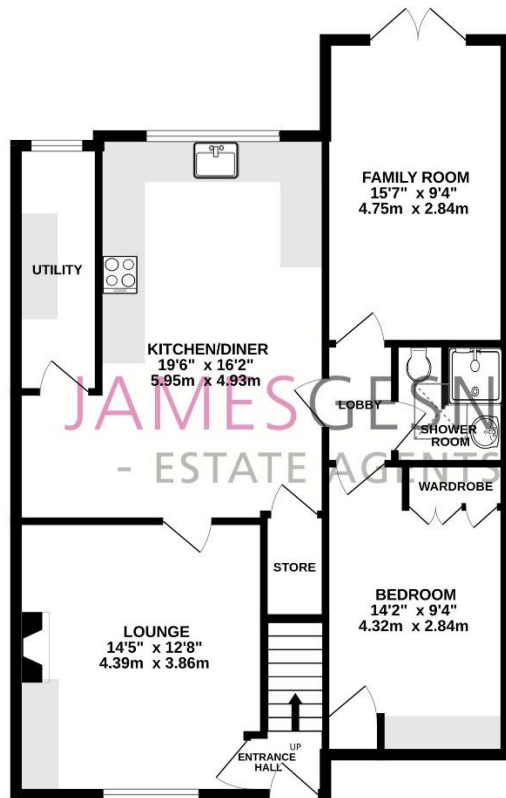
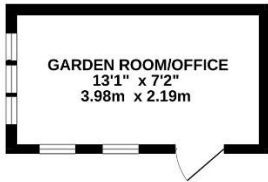


'Pear Trees' is situated within the pretty village of Brightwell-cum-Sotwell offering an award-winning local pub, a primary school and pre-school, village shop, post office, and a thriving community just 1 mile from Wallingford town centre with a superb Waitrose store and a variety of shops, restaurants, and pubs together with a weekly market, monthly Farmers' market, a cinema, and theatre. Communications are excellent, with access to the M4 junction 12 at Theale and the A34 to Newbury and Oxford. Didcot Parkway Mainline Station is just 5 miles east of the village with a regular service to London, Paddington in 35 minutes as well as Oxford and Reading in under 20 minutes.



GROUND FLOOR
972 sq.ft. (90.3 sq.m.) approx.

1ST FLOOR
414 sq.ft. (38.5 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(91-100)	A		
(81-90)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	57	77
(21-38)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
England & Wales		EU Directive 2002/91/EC	

TOTAL FLOOR AREA: 1481sq.ft. (137.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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JAMESGESNER
- ESTATE AGENTS -

James Gesner Estate Agents
72 Broadway Didcot, Oxon OX11 8AE
t: 01235 519888
t: 01491 522222
www.jamesgesner.co.uk info@jamesgesner.co.uk