



30 Little Martins
Brightwell-Cum-Sotwell, Oxfordshire
OX10 0FT



JAMESGESNER
- ESTATE AGENTS -



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GUIDE £675,000 FREEHOLD

Situated in Little Martins, a highly desirable development consisting of 31 homes built by Kingerlee homes in 2020. Nicely positioned at the end of the development within the much sought-after village of Brightwell-cum-Sotwell.



Accommodation comprises; covered Porch with front door leading into an entrance hall with staircase to the first floor and doors to principal ground floor rooms and W.C. The ground floor has matching Kardean flooring with under floor heating.

The kitchen/diner is fitted with a handmade kitchen finished in white with a full range of integrated high-end appliances, Silestone work surfaces, central island and bi-folding doors to the rear garden and to the utility room. The lounge is double aspect, again with bi-folding doors to the rear garden.

To the first floor, the main bedroom is rear aspect and benefits from a fitted double wardrobe, and a superb ensuite shower room. There are two further bedrooms with fitted wardrobes to bedrooms two and a front aspect family bathroom.



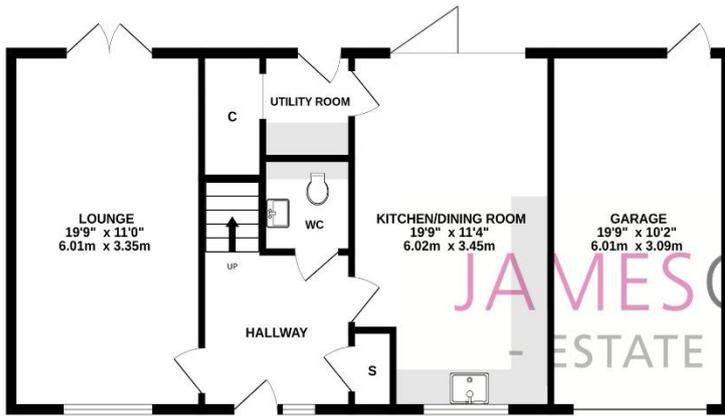
Block paved driveway to the front providing off road parking for three cars and access to the 20' garage and EV charging point. Lawned front garden with box hedging and gated access at the side to the rear. The rear garden has a paved patio adjacent with steps leading up to a lawned garden enclosed by timber fencing.

Brightwell-Cum-Sotwell is a picturesque rural Oxfordshire village close to the historic market town of Wallingford. The village itself has an active community with a Village Store, several Churches, Church of England Primary School and the award-winning Red Lion Pub. Brightwell also hosts many very popular annual events such as Brightfest Charity Music Festival and the Apple Orchard Day.

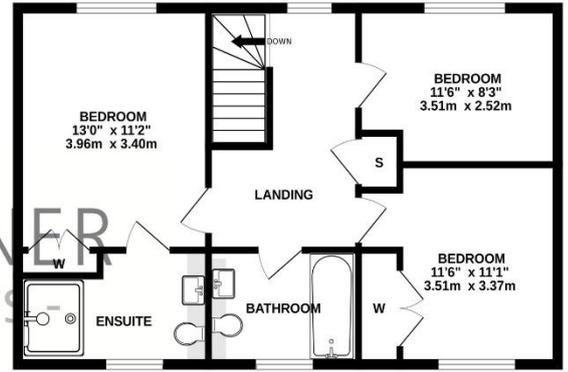
The local area is renowned for its open countryside, which is excellent walking and riding country. Wallingford has a full range of daily amenities and services including a large Waitrose, hospital, doctors and dentists, individual and high street shops and several good restaurants. Didcot is the closest railway station which has a commuter line servicing London Paddington in under 40 minutes.



GROUND FLOOR
815 sq.ft. (75.7 sq.m.) approx.

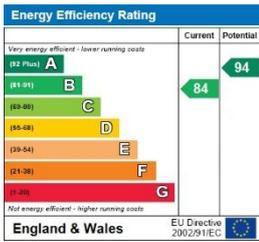


1ST FLOOR
615 sq.ft. (57.1 sq.m.) approx.



TOTAL FLOOR AREA: 1430 sq.ft. (132.9 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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