



The Old Orchard  
Church Lane, Brightwell-Cum-Sotwell, Oxfordshire, OX10 0SD



JAMESGESNER  
- ESTATE AGENTS -





**The Old Orchard  
Church Lane  
Brightwell-Cum-Sotwell  
Oxfordshire  
OX10 0SD**

**OIEO £850,000 FREEHOLD**





An individual detached family house which was built in 2004 and situated along this quiet lane within the sought after village of Brightwell-cum-Sotwell. Offered for sale with no onward chain the property has to be seen to be appreciated.

Accommodation comprises; enlarged entrance hallway, dining room, kitchen/breakfast room, lounge, conservatory, garden room, rear lobby, ground floor shower/cloakroom, generous utility room, four bedrooms with a family bathroom and en-suite to the master.

There is a driveway to the front providing parking for three cars leading to a larger than average single garage. To the rear of the the property there is a sizeable garden which has been landscaped, offering a patio area, raised lawn and a garden shed.

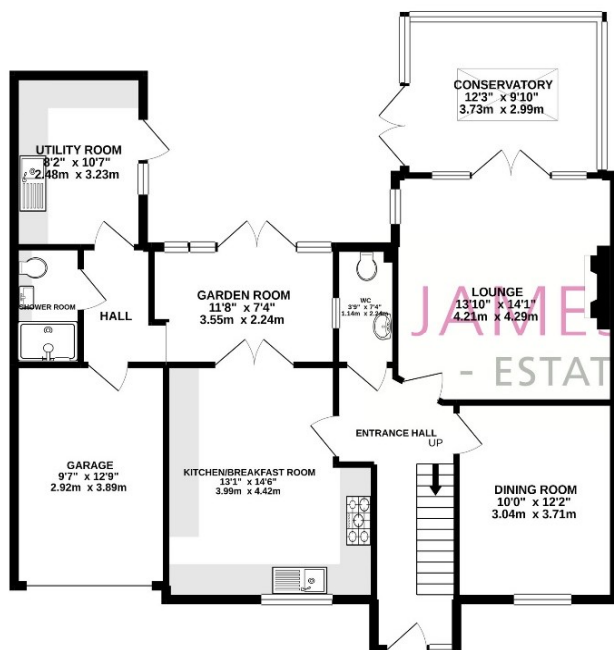
The Old Orchard is situated within the pretty village of Brightwell-cum-Sotwell offering an award-winning local pub, a primary school and pre-school, village shop, garage, post office, and a thriving community just 1 mile from Wallingford town centre with a superb Waitrose store and a variety of shops, 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.

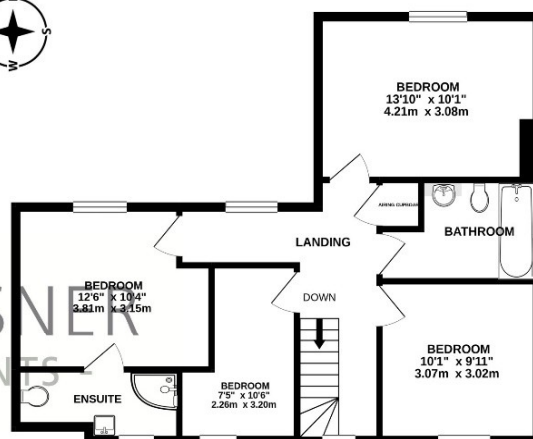




GROUND FLOOR  
1096 sq.ft. (101.8 sq.m.) approx.



1ST FLOOR  
631 sq.ft. (58.6 sq.m.) approx.



TOTAL FLOOR AREA: 1727 sq.ft. (160.5 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.  
Made with Metropix ©2021.

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



**James Gesner Estate Agents**  
72 Broadway Didcot, Oxon OX11 8AE  
**t: 01235 519888**  
**t: 01491 522222**  
[www.jamesgesner.co.uk](http://www.jamesgesner.co.uk) [info@jamesgesner.co.uk](mailto:info@jamesgesner.co.uk)