



High Road, Brightwell cum Sotwell OX10 0QF



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A rare opportunity to acquire this light, airy and spacious single storey property set in a secluded plot of just under a fifth of an acre, in the heart of this popular village.

The living accommodation comprises a 19'5 double aspect living room with study/playroom adjacent. There are three double bedrooms, two bathrooms and a welcoming entrance hall.

A gated gravel driveway with parking for several cars leads to a garage/utility which has annex conversion potential.

The rear garden extends to 72ft is beautifully landscaped and offers a huge degree of privacy.



Tenure - Freehold

The property has gas central heating to radiators and double glazing throughout.

Accommodation

Entrance Hall: Radiator, storage cupboard (boiler), loft access.

Living Room: 19'5 x 11'10 Window to side and sliding doors to the conservatory, fireplace with marble surround, hearth, mantel and log stove, radiator. Open to:

Family Room/Study: 9'9 x 6'6 Window to rear, radiator.

Kitchen/Breakfast Room: 11'10 x 12'5 Window to rear and door to garden, range of storage units and worktop, stainless steel sink unit, double oven with electric hob and extractor hood above, space for fridge/freezer, wood style floor, downlighters, radiator.

Conservatory: 12'9 x 8'10 Brick base with glazed surround and French doors to garden, tiled floor, radiator.





Bedroom 1: 15'7 x 10'4 Window to front, fitted wardrobes, radiator.

Ensuite Shower Room: Window to rear, three-piece suite, tiled floor and part tiled walls, radiator.

Bedroom 2: 15'11 x 9'4 Double aspect, radiator.

Bedroom 3: 11'10 x 9'9 Window to side, two storage cupboards, radiator.

Bathroom: Window to side, three-piece suite, tiling, radiator.

Outside

The rear garden is beautifully landscaped with a paved terrace leading to an established lawn flanked with mature shrubs, trees and well stocked borders. There are three sheds and gated access to the front with a hedge boundary.

Garage: 17'0 x 8'6 Electric roller door and window to side, light, power and eaves storage. Door to:

Utility Room: 7'4 x 6'4 Window to rear, storage units, stainless steel sink unit, space for appliances.

The front is approached via a five-bar gated entrance leading to a large gravel driveway with parking for several cars, planted borders and hedge boundary.

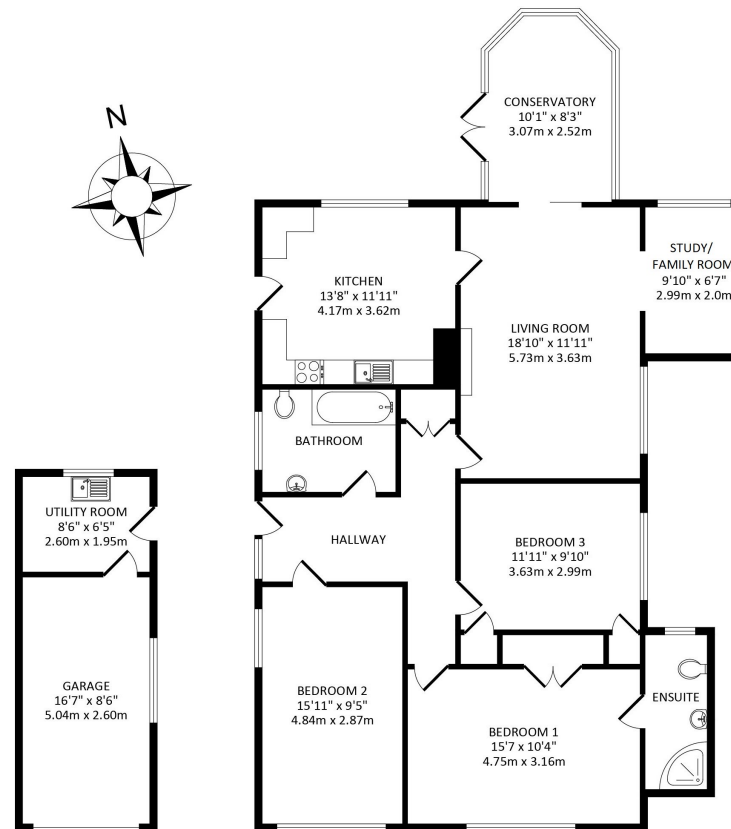


Directions

Turn right from our office and first left into High Street, at the roundabout continue straight over onto Station Road and onto Wantage Road. At the roundabout go straight over onto A4130 and take the 2nd exit into Brightwell village. Follow the road to the right and the property can be found on the right hand side.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.



TOTAL FLOOR AREA :1260 sq.ft. (117.10 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.