



Slade End, Brightwell cum Sotwell OX10 0RD



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A beautifully presented detached family home designed and built by the current owners in 2014 on a plot size of ¼ acre with stunning landscaped gardens surrounding the property.

Accommodation comprises three double bedrooms (all ensuite), a spacious entrance hall leading to a fabulous open plan kitchen/living/dining room with vaulted ceiling, apex window and French doors to the garden with countryside views. There is also a separate living room, utility, and WC. In addition, there is a self-contained studio apartment above the garage complex offering further versatile accommodation. Extensive driveway parking to the front leads to a garage. The property is ideally located in this popular village just a mile from the centre of Wallingford.



Tenure - Freehold

Accommodation

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

Entrance hall: Wood style floor, under stair storage recess, downlighters, ceiling timber, stairs to landing.

Open Plan Kitchen/Dining/Living Room: Triple aspect with French doors to garden and apex window, vaulted ceiling with ceiling timbers and four Velux windows and door to garden, range of storage units with quartz worktop and island with wooden worktop, double Belfast sink, integrated dishwasher, space for fridge/freezer and low level fridge, space for range cooker with extractor hood above, downlighters, wood style floor.

Living room: double aspect, wood style floor, down lighters, fireplace with log stove, brick hearth, and wooden mantle.

Utility room: window to rear and door to garden, range of contemporary storage units with wooden worktop and stainless steel sink unit, space for appliances, downlighters, tiled floor.

Cloakroom: white two-piece sweet, panelling, tiled floor, downlighters.

Bedroom three: window to front.

Ensuite Shower Room: White three-piece suite including basin vanity unit, part-tiled walls and tiled floor, downlighters.





Stairs to landing: Window to front and rear, radiator, wood floor, downlighters, ceiling timbers, loft access.
 Bedroom one: Window to side, apex window with plantation shutters and view to ground floor sitting room, radiator.
 Dressing room: Window to side, full width mirrored wardrobes with open storage unit and shelving recess.
 Ensuite bathroom: Window to front with plantation shutters, wall panelling, wood floor, exposed brick wall, white four-piece suite including clawfoot bath, downlighters, two radiators, loft access.

Bedroom two: Window to front, radiator, fitted wardrobe.
 Ensuite shower room: Window to rear, white three-piece suite, wood effect tiled floor, downlighters, radiator.

Door to 1st floor studio: Radiator, downlighters, stairs to 1st floor.
 Studio: Double aspect, two Velux windows, wood floor. Range of contemporary storage units with worktop and breakfast bar, single oven, electric hob with extractor hood above, stainless steel sink unit, space for fridge.
 Utility room: Appliance space, shelving recess.
 Ensuite Shower Room: White three-piece suite, downlighters, large wall mirror, chrome radiator, glass shelving recess, extractor fan.

Outside

A mature hedge boundary to the front leads to a gravel driveway with extensive parking flanked with established plants and shrubs, access to the rear on both sides and central covered walkway, log store.

To the rear, the garden surrounds the property on both sides, beautifully landscaped with three extensive paved terraces ideal for entertaining. There are mature lawns flanked with well stocked borders, gravel pathways, a water feature and pond, summer house mature trees and shrubs. There is mature hedging and timber fence boundary with far reaching countryside views.

Office/Utility/Plant Room: Window to rear and door to garden, range of storage units with worktop and stainless-steel sink, appliance space, separate WC, large storage area behind garage door.

Garage: Up and over door and window to rear, large storage cupboard.



Directions

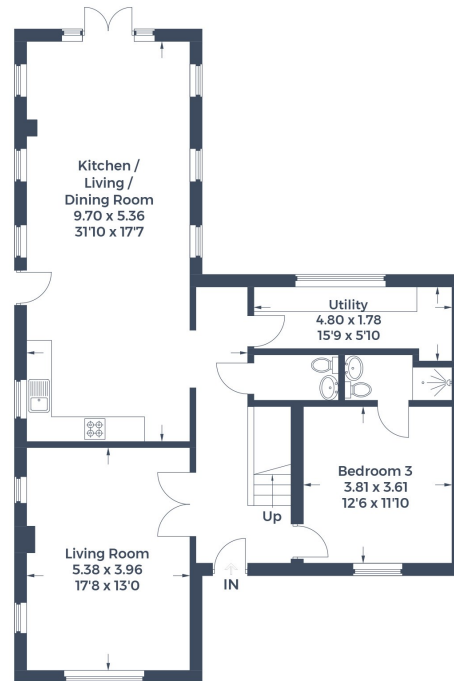
From our office head north and take first left onto High Street, go straight over the roundabout onto Station Road and continue onto Wantage Road. At Slade End roundabout go straight over onto A4130, turn left onto Slade End where the property will be found on the lefthand side.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	70 c	74 c
39-54	E		
21-38	F		
1-20	G		

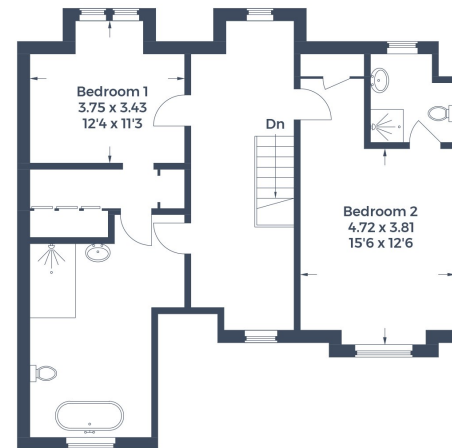
Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof.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



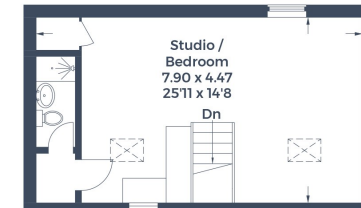
Approximate Gross Internal Area
 Ground Floor = 103.2 sq m / 1,111 sq ft
 First Floor = 78.7 sq m / 847 sq ft
 Outbuilding = 73.1 sq m / 787 sq ft
 Total = 255.0 sq m / 2,745 sq ft



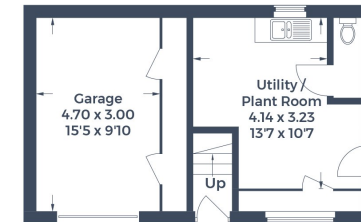
Ground Floor



First Floor



Outbuilding First Floor



Outbuilding Ground Floor

(Not Shown In Actual Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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