



Wellsprings, Brightwell cum Sotwell OX10 0RN



Wellsprings, Brightwell cum Sotwell

Set in an idyllic non-estate position in the heart of this delightful sought after village, this period home dates from the 1920s and features a stunning modern extension creating a fabulous open plan living area linking with the sitting room and kitchen/breakfast room. There is a study to the front, and utility room and shower room to the rear: the 1st floor comprises 3 bedrooms and a luxury 4-piece bathroom.

The property features stunning views to the front with a raised and private terrace and a secluded 50' garden to the rear.

Village amenities include: shop, post office, 2 parks, pre and primary school and a 16th Century pub just 2 minutes walk from the house via the stream. Didcot train station is less than 4 miles and Waitrose in Wallingford is just over 2 miles.



Tenure - Freehold

Accommodation

The property has gas central heating to radiators and engineered whitewashed oak flooring.

Entrance Area: Corner window and an extensive range of built in coat/shoe storage.

Study: 12' x 11' A charming room with a sash window to the front, wood floor and brick fireplace with slate hearth. There are shelves to the side of chimney breast and radiator. Walk-in wine store/cupboard.

Family Room: 18'1 x 9'7 A stunning space cleverly tying in all the ground floor space with double glazed high performance glass roof, double sided log stove, wood floor, corner window, down lighters and staircase.

Sitting Room: 13'3 x 12' The room has a central fireplace with double sided log stove, slate hearth and wood floor, radiator, panelling and shelving.





Kitchen/Breakfast Room: 20'1 x 11'9 Stylishly refitted with a range of storage units including island unit with breakfast bar, sycamore worktops and white sink. Rangemaster cooker with extractor hood, fridge/freezer, dishwasher, down lighters. The breakfast area has 2 Velux windows and French doors to the garden. Wood floor, 2 radiators.

Utility Room: 7'10 x 5'3 Window and door to garden, washing machine, wood floor and gas boiler.

Shower Room: Tiled shower cubicle with glazed screen, hand basin and low level WC, radiator, window and down lighters.

Stairs to Landing: Radiator, loft access and airing cupboard.

Bedroom 1: 11' x 12'1 Superb view via a sash window to the front, feature cast iron fireplace, wardrobe and radiator.

Bedroom 2: 13' x 10'1 Wood floor, sash window overlooking the garden, Velux window, eaves wardrobe

Bedroom 3: 13' x 9' Two sash windows to the side, cast iron fireplace, wood floor and 2 radiators, wardrobe.

Bathroom: Refitted with a luxury 4-piece suite including bath and shower cubicle, tiling, heated and tiled floor,

Outside

To the front steps lead to a raised stone terrace with established borders and mature front hedge.

Rear Garden: Offering an excellent degree of privacy it extends to c.50' in length with a paved terrace with step up to an area of lawn with mature hedging. Enclosed by timber fencing. Side covered lean to and log store.

Timber Studio 12' x 7'7 Two windows, light and power.

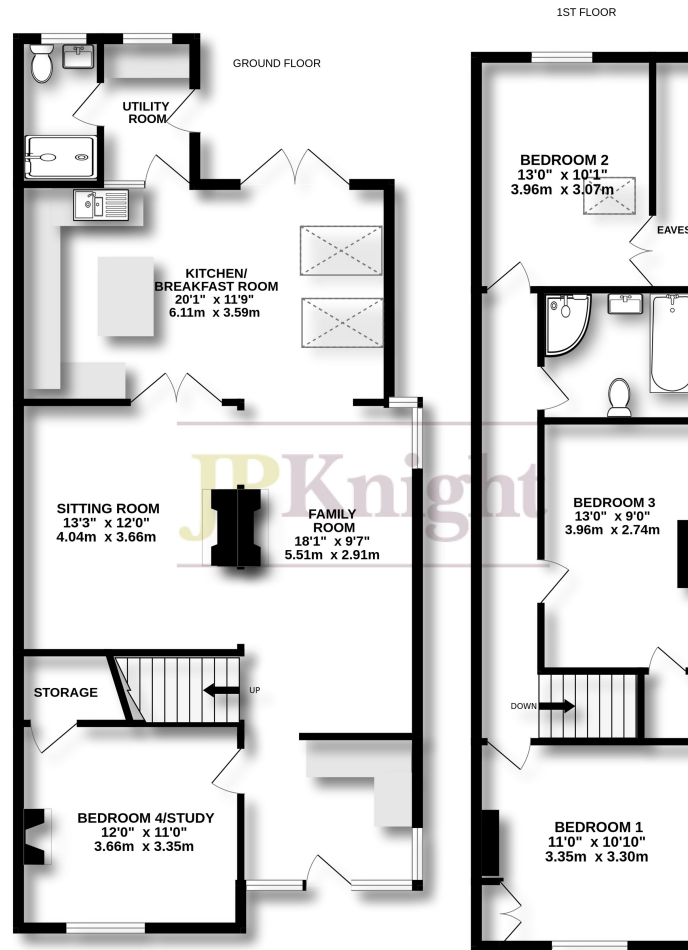


Directions

Turn right from our offices into St Martins Street and turn left at the traffic lights into the High Street, follow this over the mini roundabout into Station Road, continue to the large roundabout with the A4130 and proceed straight across. Turn 2nd left into High Road, follow this around the right hand bend and turn first left into Bell Lane. Follow the road round the right hand bend, then straight ahead into Well Springs.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	53 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: 1463 sq.ft. (135.9 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.
Made with Metroplex ©2024

