



Mackney Lane, Brightwell cum Sotwell OX10 OSQ



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A fabulous family home with a superb front and rear aspect in a tranquil setting within this keenly sought after village: set in private grounds of just under ¼ of an acre the property overlooks a protected orchard to the front and gardens to the rear.

The superb accommodation extends to over 2600sqft and has 6 bedrooms, 4 bathrooms, sitting room, study and a stunning open plan kitchen/dining/living room abutting the garden. Outside there is a detached garage, utility/wc and workshop.

There is extensive parking on the shingle drive and a private 80' rear garden.

The village features a great pub within just a few minutes walk, a community shop and primary school: it is just 2 miles from Waitrose in Wallingford and 4 miles from Didcot train station.



Tenure - Freehold

Accommodation

Entrance Hall: Front door and window to the side, stairs to landing, cupboard, tiled and wood style flooring.

Cloakroom: White 2-piece suite, tiled floor, radiator.

Living/Dining Room/Kitchen:

The living room has a stone fireplace with cream log burner, fitted cupboards and display shelving above, wood floor. The room has two sets of French doors to the garden, 3 radiators.

The kitchen has a range of storage units and breakfast bar with wood worktops and white sink unit, 2 windows and door to the side, Rangemaster cooker, stainless steel splashback, extractor hood, dishwasher, tiled floor, space for fridge/freezer, concealed boiler and open way to the dining area.

Sitting Room: Fireplace, wood mantelpiece, windows to front and side, picture rail, display shelves to side of the chimney breast, radiator.





Study: Window to the front, radiator, picture rail.
 Stairs to Landing: Window to the front, airing cupboard.

Bedroom 1: Window to the rear, radiator.
 Ensuite Bathroom: Fitted with a white 3-piece suite, part tiled walls, tiled floor, radiator and window.

Bedroom 2: Windows to the front and side, radiator, picture rail and tiled fireplace.

Ensuite Shower Room: White 3-piece suite, radiator.

Bedroom 3: Window to the rear, radiator.

Bedroom 4: Window to the front, radiator, picture rail.

Bedroom 5: Window to the side, radiator, picture rail, wardrobe.

Bathroom: White 3-piece suite, part tiled walls and tiled floor, radiator, window, downlighters.

Stairs to Second Floor Landing: Velux window.

Bedroom 6: 2 Velux windows to the rear, radiator, wardrobe.

Shower Room: White 3-piece suite, radiator.

Outside

To the Front: Ample parking on the shingle drive, flower and shrub borders, ranch style fence to front with a red robin hedge.

Passage to the side of the house with gate from the front drive and access to:

Garage: Twin doors to the front.

Utility Room: Cupboards with worktops, stainless steel sink, appliances spaces, tiled floor.

Gardeners wc: Low level suite, tiled floor.

Workshop: Window to rear, power.

Rear Garden: A delightful feature facing due west and enjoying an excellent degree of privacy. There is a paved terrace leading out to a large area of lawn with established shrubs, side borders and mature laurel hedge. There is another side gate to the front with a store. Further terrace to the rear with pergola, feature beds with gravel surround, timber fencing and conifer hedging.



Directions:

Turn right from our office and turn left at the traffic lights by Waitrose into 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, first left into Bell Lane. Follow this to the T-junction and turn right into Sotwell St, turn left just before the Red Lion into Mackney Lane. The property will be found on the right.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	49 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 3005 sq ft - 280 sq m

Ground Floor Area 1136 sq ft – 106 sq m

First Floor Area 1013 sq ft – 94 sq m

Second Floor Area 462 sq ft – 43 sq m

Garage Area 394 sq ft – 37 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

