

PROPERTY AGENTS

JP Knight



Wongalee, Sotwell Street, Brightwell-Cum-Sotwell, OX10 ORJ



Wongalee, Sotwell Street, Brightwell-Cum-Sotwell

NO ONWARD CHAIN - Tucked away along a private driveway in the sought after village of Brightwell-cum-Sotwell, this charming 3 bedroom detached bungalow sits on a generous plot, approached via a gravel driveway bordered by mature shrubs and established trees, creating a wonderfully private and peaceful setting.

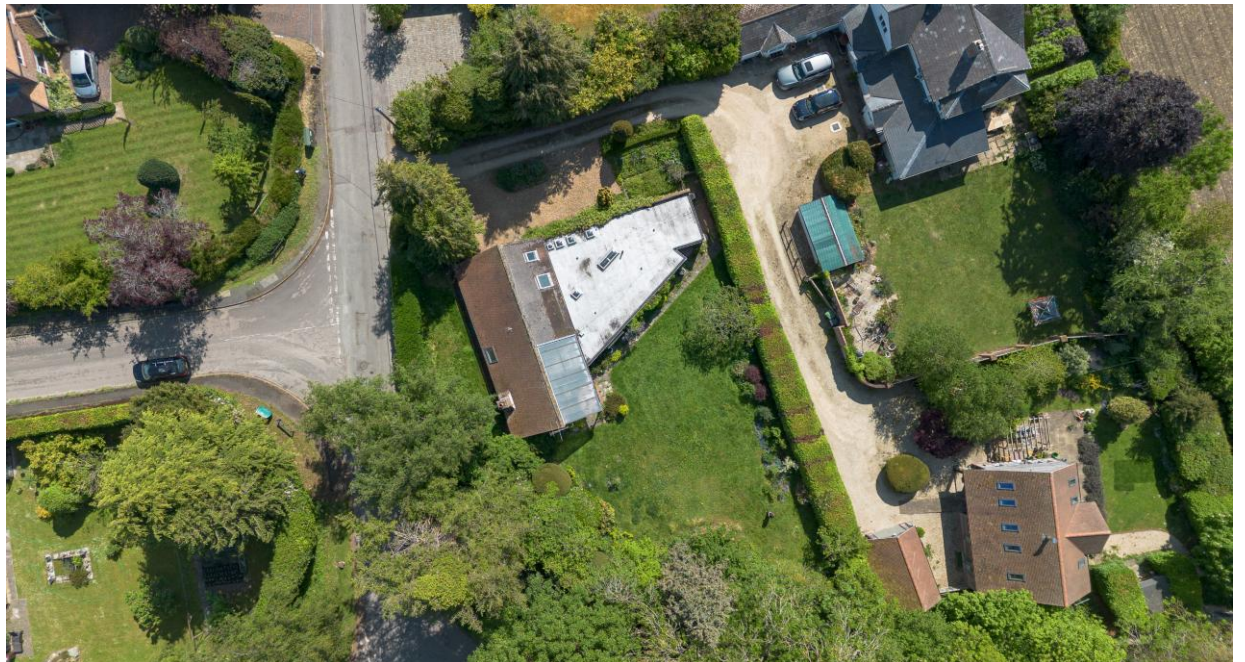


Tenure - Freehold

The property opens into a spacious entrance hall which provides access to the principal living accommodation. At the heart of the home is an impressive dining room featuring a high ceilings and double doors opening directly onto the rear garden, allowing for an abundance of natural light and an effortless connection to outdoor entertaining spaces. Leading from the dining room is a practical laundry room fitted with storage units, sink, boiler and space for a washing machine.

A generous living room enjoys a striking double height ceiling and feature fireplace, creating a warm and inviting atmosphere.

The property also benefits from a cloakroom and a contemporary family bathroom fitted with both a bath and a large separate shower.





The kitchen is well appointed with a range of fitted storage units, sink, hob and integrated ovens, while a separate pantry offers excellent additional shelving and storage space.

There are three well-proportioned bedrooms, including a spacious principal bedroom with fitted wardrobes and a door providing direct access to the garden. A further bedroom also benefits from a fitted closet. All bedrooms overlook the south-west facing garden.

Outside, the rear garden is a particular highlight, featuring mature planting, a substantial expanse of lawn and a delightful patio area with a pergola beautifully entwined with vines an idyllic setting for relaxing or entertaining during warmer months.

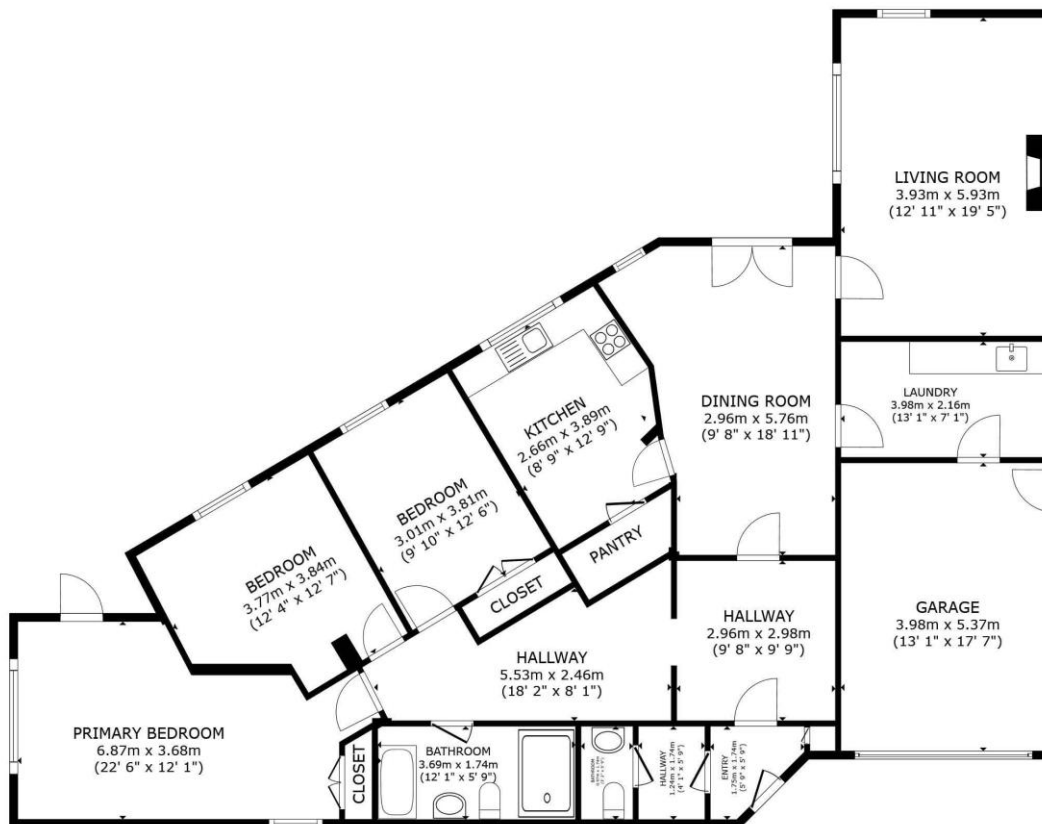


Directions:

From our offices in St Martin's turn left at the 1st cross street onto High Street, at the roundabout, continue straight onto Station Road, continue onto Wantage Road, at Slade End roundabout, continue straight onto High Road/A4130, turn left onto Slade End, continue onto Sotwell Street, follow the road and the property is located on the left opposite the Monks Mead junction.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	71 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.



FLOOR PLAN

GROSS INTERNAL AREA
 FLOOR PLAN 150.9 m² (1,625 sq.ft.)
 EXCLUDED AREAS - GARAGE 21.4 m² (230 sq.ft.)
 TOTAL : 175 m² (1,855 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

