

PROPERTY AGENTS

**JP** Knight



Sotwell Street, Brightwell-Cum-Sotwell, OX10 0RG



## Sotwell Street, Brightwell-Cum-Sotwell

## Tenure - Freehold

Available with no onward chain, this beautifully presented 4 bedroom detached home is set within an impressive half an acre plot in the highly sought after village of Brightwell-cum-Sotwell. Offering generous and versatile living space, the property is ideal for both family life and entertaining.

The ground floor features 3 well proportioned reception rooms including a welcoming sitting room with feature fireplace, a large window and double doors opening directly onto the garden. A separate dining room flows seamlessly from the sitting room, creating an excellent space for hosting. The kitchen is well appointed with a range of storage units, worktops, hob, double oven and complemented by a practical utility room with adjoining large double garage.

This is a rare opportunity to acquire a spacious and versatile home in this picturesque village.





A particular highlight is the ground floor bedroom with its own ensuite, providing flexibility for guests, multi-generational living, or a private home office. There is a further reception room which has high vaulted ceilings and looks on to the gardens with French doors to the patio.

Upstairs, there are 3 further bedrooms, including a principal bedroom with ensuite, as well as a family bathroom.

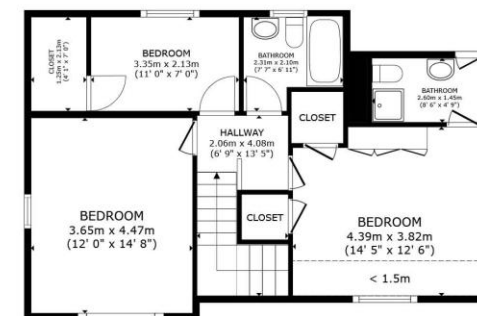
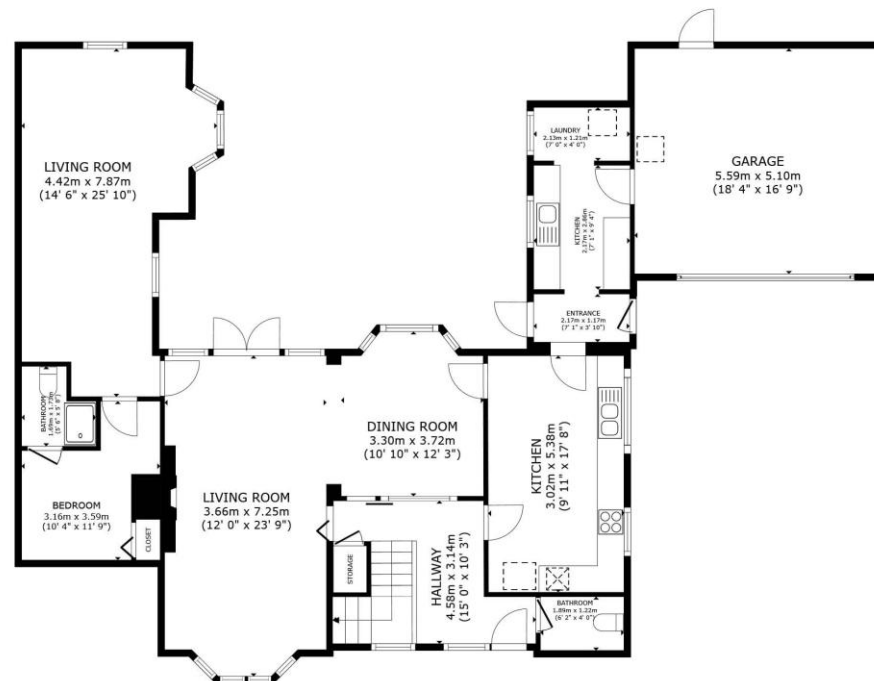
Externally, the property truly stands out. The stunning garden is thoughtfully landscaped and offers a peaceful retreat, complete with a greenhouse, summerhouse and sheds. The large patio area provides the perfect setting for outdoor dining and relaxation; with mature shrubs and trees, and established planting creating privacy and year-round interest. The expansive land at the rear of the property provides considerable potential for further projects, a swimming pool, office or outbuilding/studio.



**Directions**

From our office 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 Rd/A4130, turn left onto Slade End, continue onto Sotwell Street, the property is located on the righthand side.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	72 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.

GROSS INTERNAL AREA  
 FLOOR 1 122.4 m<sup>2</sup> (1,318 sq.ft.) FLOOR 2 59.8 m<sup>2</sup> (644 sq.ft.)  
 EXCLUDED AREAS : GARAGE 28.4 m<sup>2</sup> (306 sq.ft.) REDUCED HEADROOM 3.5 m<sup>2</sup> (38 sq.ft.)  
 TOTAL : 182.2 m<sup>2</sup> (1,962 sq.ft.)  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

