



Copse Cottage
2 High Road, Brightwell-Cum-otwell,
Oxfordshire, OX10 0QT



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2 High Road
Brightwell-Cum-Sotwell
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OX10 0QT

GUIDE £375,000 FREEHOLD

Located in the sought after village of Brightwell-cum-Sotwell, the property boasts many original features including a open fireplace, exposed beams and exposed wooden floorboards, whilst benefiting from an updated bathroom and kitchen with a quarry tiled floor. Garden is south facing and laid to lawn with gated rear access. Gas central heating and uPVC double glazing. Parking is available oppiste the cottage on an informal basis.

The village of Brightwell cum Sotwell is located just 2.5 miles west of Wallingford town centre and Didcot Parkway Station a further 5 miles west.

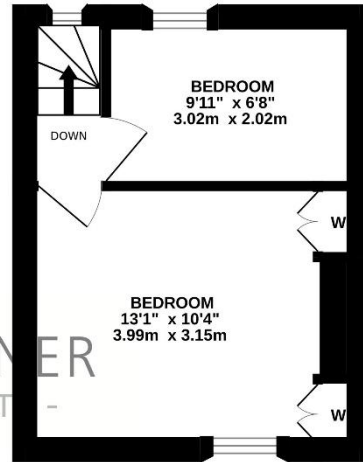
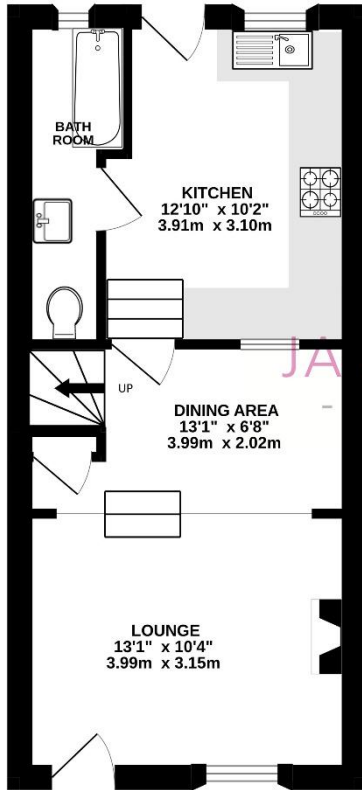


The nearby Thameside town of Wallingford has a superb Waitrose store and a variety of shops, restaurants and pubs together with a weekly market, monthly Farmers` market, a cinema and theatre. Communications are excellent, with access to the M4 junction 12 at Theale and the A34 to Newbury and Oxford. Didcot mainline station is only four miles away with a regular service to London, Paddington in 35 minutes as well as Oxford and Reading in under 20 minutes.

GROUND FLOOR
386 sq.ft. (35.9 sq.m.) approx.



1ST FLOOR
217 sq.ft. (20.2 sq.m.) approx.



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TOTAL FLOOR AREA: 603 sq.ft. (56.1 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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		62	72
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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