



West End, Brightwell-cum-Sotwell, OX10 0RY

Guide Price £725,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



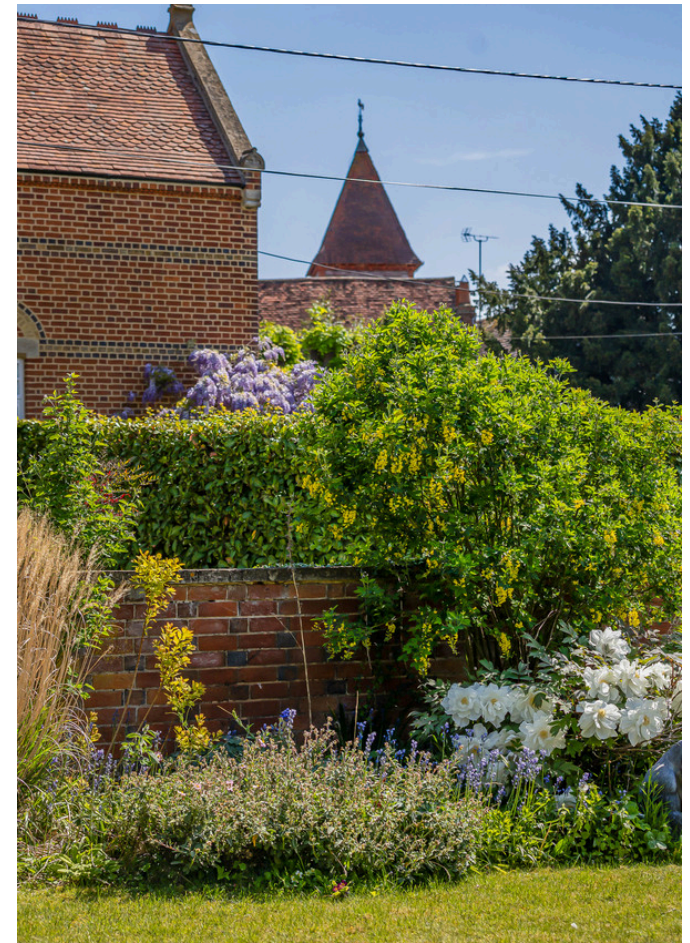


## The Property

Sitting in the center of the plot this three bedroom bungalow has a wrap around garden and driveway parking for multiple vehicles. Upon entering you are greeted by a large kitchen with a bay window letting in an abundance of natural light. Going through into the sitting room with a central fire place and dual aspect windows overlooking the rear and side garden. The three bedrooms and family bathroom are to the rear of the house, all a good size and one with built-in storage and plenty of natural light thanks to large windows offering views across the village and lovely high ceilings.

To the outside you have a very well presented wrap around garden with a characterful stone wall and plenty of trees and plants throughout the garden. Coming out from the kitchen you have a large patio area creating a perfect al fresco dining space with easy access to the house and garden. The gravelled driveway will fit multiple cars.





## Key Features

- Wrap around garden
- Central village location
- Three double bedrooms
- Driveway Parking for multiple vehicles
- Scope to extend (subject to planning)
- Separate kitchen and living room



## The Location

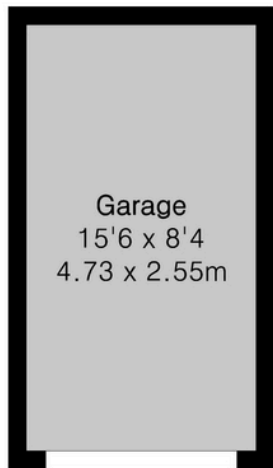
Located in the heart of the sought after village of Brightwell-cum-Sotwell, situated between Wallingford and Didcot, about 14 miles south of Oxford and 15 miles west of Henley-on-Thames. The village comprises of some lovely period properties situated along narrow twisting lanes where large trees, high hedgerows and high walls are characteristic. Village amenities include a primary school, a post office, a public house and two parish churches. The nearby Thameside town of Wallingford has a Waitrose and a variety of shops, restaurants, pubs and cafe's, together with a monthly Farmer's market, cinema and theatre. Road and rail connections are excellent, with access to the M4 J12, the A34 to Newbury and Oxford and the M40 (J6). Didcot Parkway station provides a regular service to London, Paddington. There is an excellent choice of state and independent schools in the area including a state primary in the village.

Some material information to note: Gas central heating. Mains water, mains electrics, mains drains. The property has driveway parking. Offcom checker indicates standard to superfast broadband is available at this postcode with the possible exception of ultrafast. Offcom checker indicates mobile availability with some of the major providers could be compromised. The government portal generally highlights this as an unlikely/very low risk postcode for flooding. We are not aware of any planning permissions in place which would negatively affect the property. Details of any covenants or easements are available on request from the estate agent.

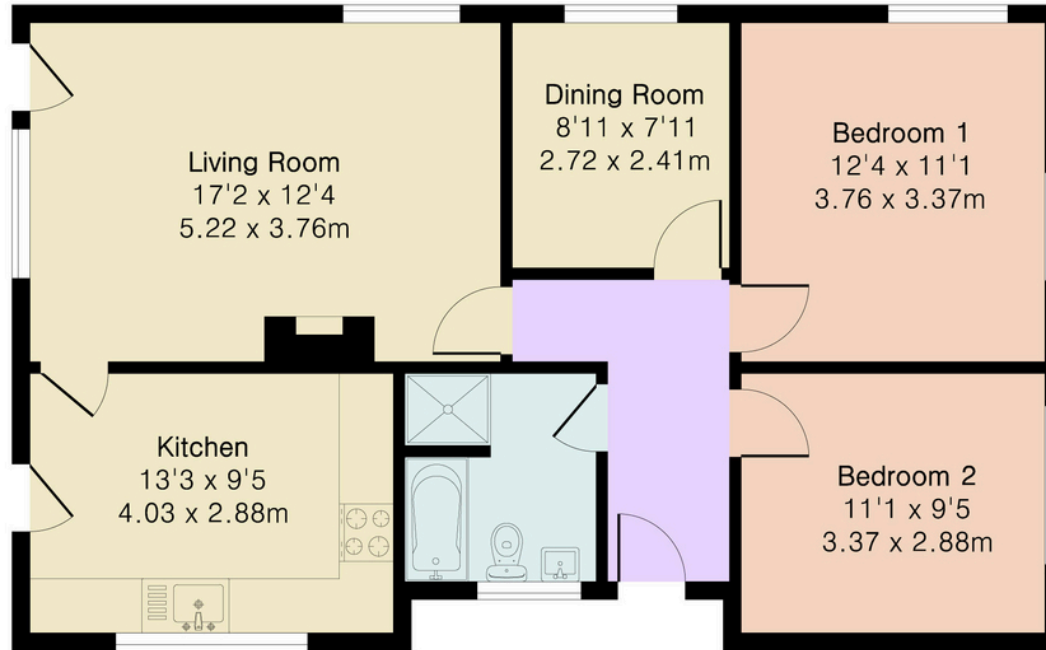


# Approximate Gross Internal Area 797 sq ft - 74 sq m (Excluding Garage)

Garage Area 129 sq ft – 12 sq m



Garage



Ground Floor

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1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

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## Wallingford Office

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Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.

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