



Highlands Farmhouse, High Road, Brightwell-cum-Sotwell, OX10 0QX



Highlands Farmhouse, Brightwell-cum-Sotwell

NO ONWARD CHAIN - Set on the edge of the highly regarded village of Brightwell-cum-Sotwell, this home offers a particularly attractive combination of rural charm, lovely community and excellent access to nearby towns of Wallingford and Didcot (known for its great access into London).

This attractive detached farmhouse offers spacious and versatile accommodation, together with generous gardens and grounds backing onto open fields.



Tenure - Freehold

The property is approached via an entrance hall, with access to a home office and a cloakroom incorporating a shower room.

To the rear of the house is a large living room featuring an impressive brick fireplace with a wood-burning stove, creating a wonderful focal point. Off the living room there is a second sitting room, ideal for a playroom, office or snug, while double doors open directly onto the garden.

The sitting room flows through double doors into the dining room, which also enjoys double doors opening onto the rear garden, making this an ideal space for both family living and entertaining.





The kitchen is a particular feature of the home, with a striking wall housing the Aga and hot plates, complemented by a Belfast sink with drainer either side and a range of appliances. A stable door leads through to the boot room, which has direct access to the garden and an internal door to the utility room. There is also a separate walk-in larder providing useful additional storage.

Upstairs, all the bedrooms benefit from built-in storage, with the principal bedroom positioned to the front of the property. The family bathroom is fitted with a four-piece suite, including a separate shower cubicle.

Outside, a gravel driveway provides ample parking and leads to the attached double garage. The front garden is well established, with an abundance of mature trees and shrubs. To the rear, a patio extends along the back and side of the house, providing excellent space for outdoor dining and relaxation. The remainder of the garden is mainly laid to lawn and enhanced by mature planting, with fenced and gated access leading to further grounds. These include raised vegetable beds, a greenhouse and areas of wildflowers, all enjoying a wonderful rural backdrop with open fields beyond. Highlands Farmhouse is located just 2.5 miles from Wallingford with fantastic amenities including, Waitrose, a range of cafes, pubs and restaurants, gym and access to the River Thames. The other direction (4 miles) is Didcot with similar amenities plus Didcot Parkway, which can take you to London Paddington in as little as 45 minutes.



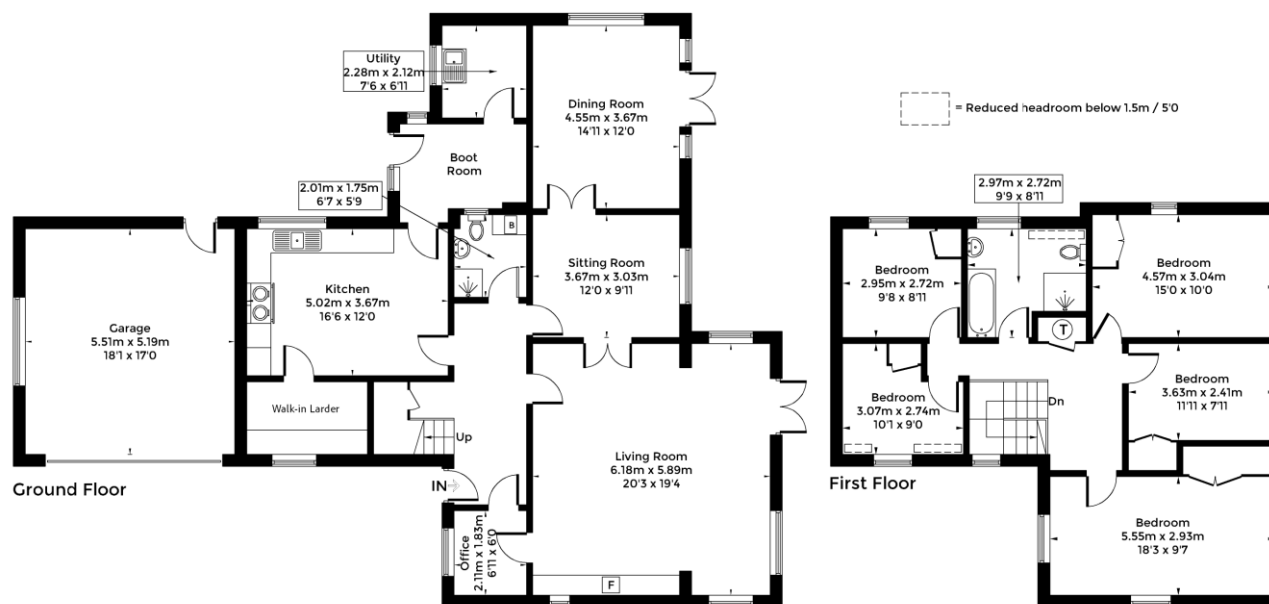
Directions:

From our office, turn left 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, take a right turn on Sires Hill, turn second right into the farm and continue round to the right.

Approximate Gross Internal Area = 208.4 sq m / 2243 sq ft

Garage = 29.2 sq m / 314 sq ft

Total = 237.6 sq m / 2557 sq ft



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.

