



High Road, Brightwell cum Sotwell OX10 0QR



High Road, Brightwell cum Sotwell

A beautiful period home set in a private position on the edge of this sought after village. It has driveway parking, large garage and a delightful 78' south facing garden with stylish studio/gym.

The property comprises sitting room with log stove, 15' kitchen, conservatory, cloakroom and large garage/store/utility: 1st floor features 2 double bedrooms with fitted wardrobes, a stunning shower room and access to a large loft room. Planning permission to add a main bedroom suite, kitchen/breakfast room and family room/bedroom 4 - P23/S1534/HH. Local amenities are within the village, Didcot train station is less than 4 miles and Waitrose in Wallingford is just over 2 miles.



Tenure - Freehold

Accommodation

The property is double glazed with gas central heating to radiators.

Entrance hall leading to:

Inner Hall: Stairs to landing, radiator, wood floor and window to front.

Sitting Room: 14'10 x 11'10 A bright room with 2 sash windows looking down the garden and a central brick fireplace with log stove on a brick hearth. Fitted corner storage units and home office, wood floor, under stair cupboard and radiator.

Kitchen: 14'10 x 10'7 Range of storage units, worktops, white sink, Rangemaster cooker and extractor hood. Tiled floor, painted brick walls, window to front, appliance space.

Larder: 4' x 4' Window, shelving and gas boiler.





Conservatory: 14'2 x 11'1 Set on a brick plinth with a wood floor, 2 radiators and French doors to garden.

Door from kitchen to garage/store.

Cloakroom: White 2-piece suite, radiator, window.

Stairs to Landing: Door to stairs/ladder accessing loft room.

Bedroom 1: 12'9 excl. wardrobe x 10'5 Full width range of fitted wardrobes, sash window to rear, oak herringbone floor, dressing table and shelving, cast iron fireplace, radiator.

Bedroom 2: 10'8 x 9'4 Sash window to rear, fitted wardrobe, cast iron fireplace, cupboard.

Shower Room: Large walk-in shower with rainfall head, twin hand basins, low level wc, tiling, sash window, heated tiled floor.

Loft Room: 18'6 x 17'5 L-shaped with max. measurements and scaled ceilings with velux, approached from ladder/stairs off landing.

Outside

To the Front: Tarmac drive, raised central bed with flower border, twisted willow and bay trees.

Garage/Store: 22'7 x 12'6 Twin doors to front, side windows, door to garden. Doors to kitchen and cloakroom. Space for washing machine and tumble drier.

Rear Garden: A superb feature it extends to 78' and faces due south. There is an area of decking with balustrade and steps to a central lawn. Island and border beds, central rockery, shingle path to the studio and far terrace.

Studio: 21'3 x 13' Twin sliding doors, corner window, air conditioning/heater unit, wood style floor.

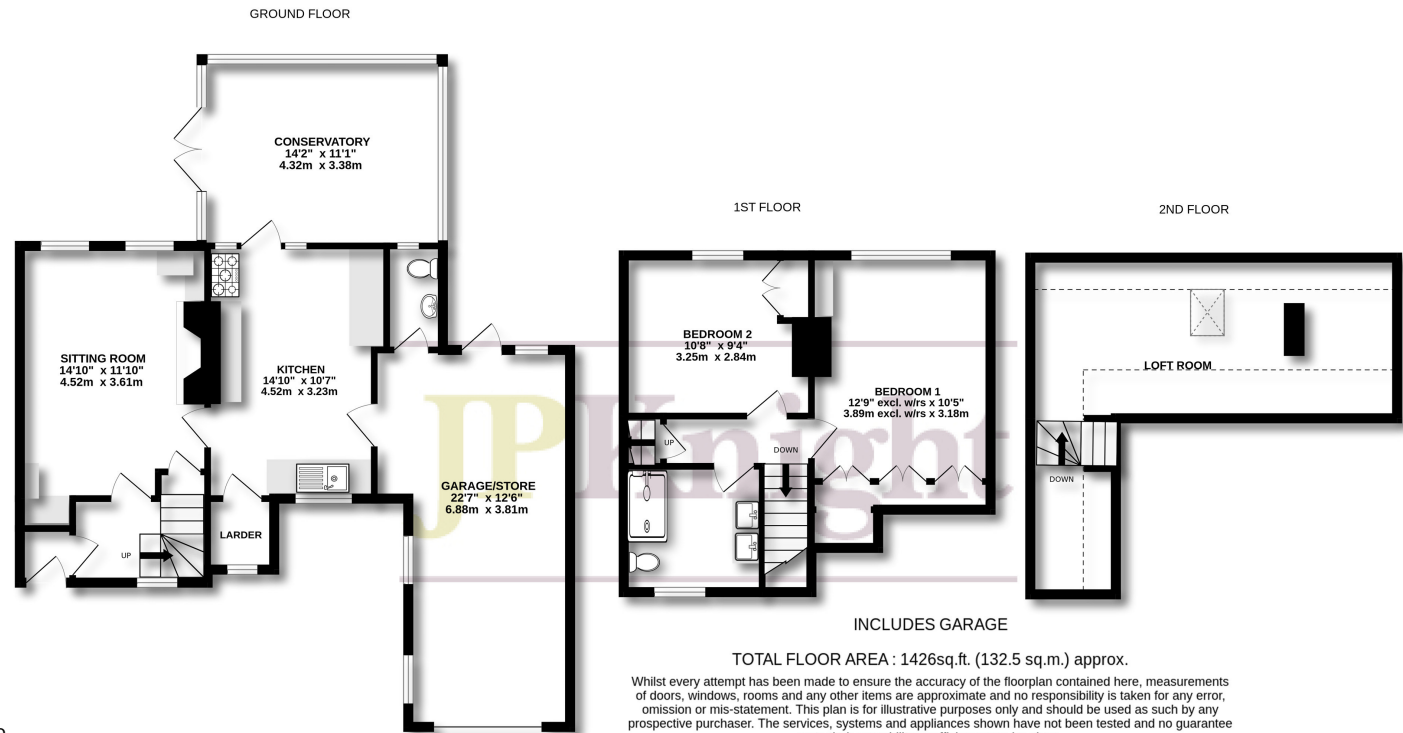


Directions

Turn right from our offices then left at Waitrose traffic lights into High Street, follow this over the mini roundabout into Station Road, continue to the large roundabout with the A4130 and proceed straight across. Turn 2nd left into High Road, follow the road along, the property is on the left past the Greenmere turn.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	53 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.



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.
Made with Metropix ©2024

