



Mackney Lane  
Brightwell cum Sotwell OX10 0SQ

  
**JP Knight**  
PROPERTY AGENTS





## Mackney Lane, Brightwell cum Sotwell

Freehold

Set in an idyllic semi rural location, on the southern edge of this popular village, an imposing, detached 4 bedroom family home with stunning views to front and rear and a secluded 88' garden. It also includes 2 bathrooms, drawing room, dining room and kitchen opening to a stylish conservatory.

### Accommodation

The property is double glazed with gas central heating to radiators, solar heating panels and photovoltaic cells.

Reception Hall: Stairs to landing, radiator and door to garage.

Drawing Room: 20'10 x 13' A comfortable, triple aspect room with open fireplace with tiled hearth, down lighters and 2 radiators.

Dining Room: 15'3 x 9' Dual aspect with sliding doors to the garden, wood floor and radiator.

Inner Lobby: Door to the garden, tiled floor, under-stair cupboard.

Cloakroom: White 2 piece suite, radiator, tiled floor and window.

Kitchen: 12'10 x 9'10 Attractively fitted with a range of storage units including larder style cupboard and corner carousel. Integrated gas hob, extractor hood, electric oven, microwave and fridge: space for dishwasher. Tiled floor, down lighters, radiator and open way to:







Double Glazed Conservatory: 14'10 x 11'2 Set on a brick plinth with glass roof, French doors to the garden, electric skylights and 2 radiators.

Utility: 10'3 x 3'8 Glass roof, Belfast sink, appliance space, tiled floor and gas boiler.

Stairs to Galleried Landing: Front aspect, radiator, down lighters, loft access and airing cupboard.

Bedroom 1: 13' x 12'7 (incl. wardrobes) A bright room featuring a dual aspect, fitted wardrobes and radiator.

En Suite/Family Bathroom: 9'8 x 7'10 White 4 piece suite, panelled dado, window radiator, doors to bed.1 and landing.

Bedroom 2: 13'4 x 9' Front aspect, wardrobes and radiator.

En Suite Bathroom: 3 piece white suite, window and radiator.

Bedroom 3: 9'10 x 9'8 Rear aspect and radiator.

Bedroom 4: 6'9 x 6'3 Radiator, hand basin and rear aspect.

Outside

Gravel drive flanked by walling to either side and mature hedge to the front.

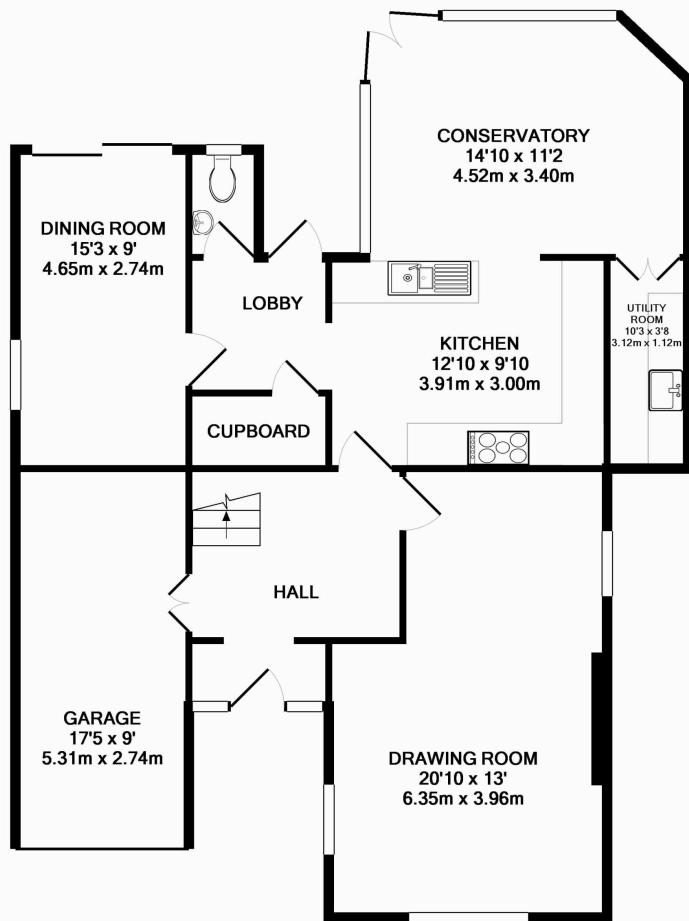
Garage: 17'5 x 9' Electric up/over door, door to the house.

Rear Garden: A lovely feature facing west and extending to 88': it comprises a large lawn, full width terrace, side gate. Well stocked side borders and rear hedge.

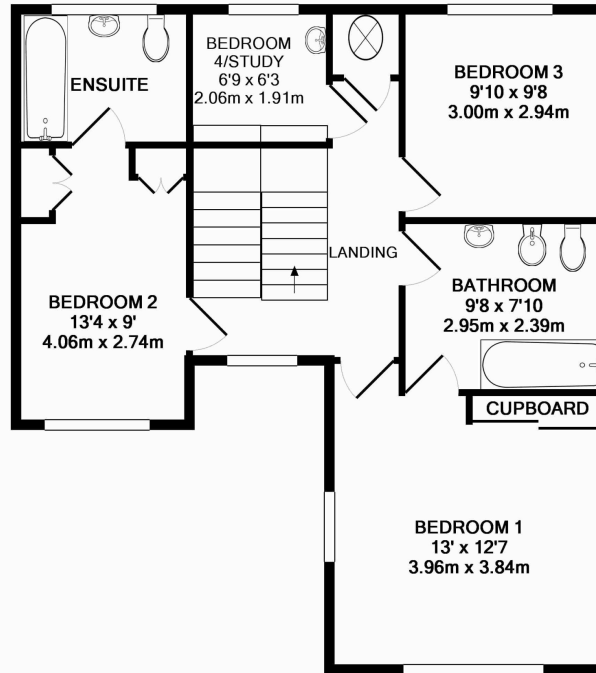
Garden store: 10' x 8'1 with door to Studio 10' x 8'1 wood style floor, light & power.







GROUND FLOOR  
APPROX. FLOOR  
AREA 1021 SQ.FT.  
(94.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 671 SQ.FT.  
(62.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1692 SQ.FT. (157.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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### Directions

Turn left from our offices into St Marys Street, follow this through the one way system to the traffic lights by Waitrose, here turn left 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 2<sup>nd</sup> left into High Road, first left into Bell Lane. Follow this to the T-junction and turn right into Sotwell St, turn left just before the Red Lion into Mackney Lane. The property is on the right.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**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.



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