



Brightwell Street, Brightwell cum Sotwell OX10 0RT





## Brightwell cum Sotwell

A stunning Grade II listed cottage situated in this extremely popular rural village with fabulous country walks and a strong local community: close to the lively market town of Wallingford it is less than 4 miles to Didcot Parkway train station. The charming accommodation has a wealth of exposed beams and timbers with a brick fireplace and secluded 57' rear garden. It comprises 3 bedrooms, bathroom, 2 reception rooms and a kitchen with conservatory. Accommodation  
The property has gas central heating to radiators.

## Tenure - Freehold

Front door to:  
Dining Room: 13'1 x 8'8  
Window to front, terracotta tiled floor, radiator, beamed ceiling and wall timbers.

Kitchen: 13' x 8'8  
Window and stable door to conservatory, range of storage units, wood worktops, Baumatic range cooker in a tiled recess, slate floor, space for a dishwasher, washing machine, and fridge/freezer. Beamed ceiling and wall timbers.

Conservatory: 12' x 11'  
Double glazed, set on a brick plinth, glass roof, radiator, terracotta tiled flooring.







Sitting Room: 18'5 x 14'1 (L-shaped)  
 Double aspect with a window to front, door and window to the garden: brick fireplace & chimneybreast.  
 Beamed ceiling and wall timbers: 2 radiators, stairs to landing with cupboard housing gas boiler under.

Stairs to Landing:  
 Beamed and vaulted ceiling, exposed brick chimneybreast: radiator. Airing and linen cupboards.

Bedroom 1: 14'7 x 9'3  
 Window to front, beamed and vaulted with a 10' ceiling, radiator, wall timbers.

Bedroom 2: 13'1 x 9'  
 Window to front, beamed and vaulted 10' ceiling, radiator, wall timbers.

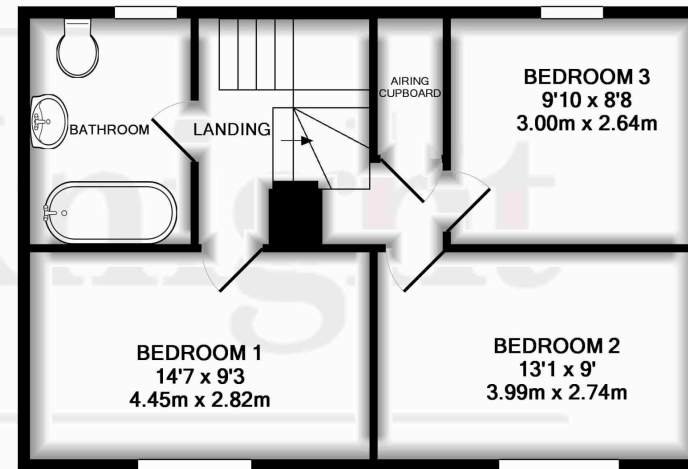
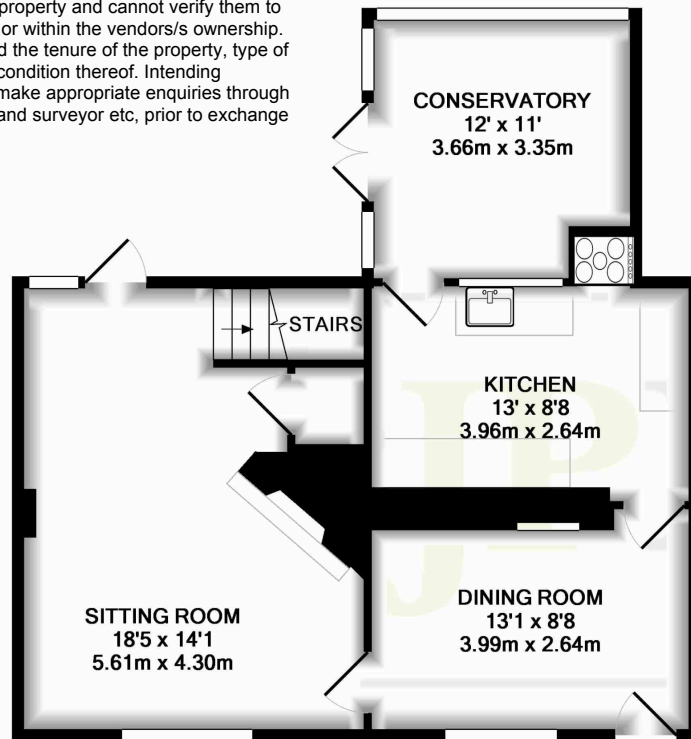
Bedroom 3: 9'10 x 8'8 Window to rear, beamed and vaulted 10' ceiling, radiator, wall timbers.

Bathroom: White 3-piece including a freestanding bath, beamed and vaulted 10ft ceiling, wall timbers, radiator and window to rear.

Outside  
 Front Garden: Enclosed by a picket fence and interspersed with shrubs and plants with a path to the front door.  
 Rear Garden: A lovely feature it extends to 57' and faces south. There is a paved terrace out to a lawn with established front and side borders, enclosed by brick walling and timber fencing. An arched trellis with clematis leads to a utility area at rear. 2 storage sheds and a gate leads out to Mackney Lane.



**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.



GROUND FLOOR

1ST FLOOR

**Directions**

Turn right from our offices into St Martin's Street, turn left at the traffic lights by Waitrose, continue to the large roundabout with the A4130 and proceed straight across. Take the second left into High Road, follow the road to the right and take the first left into Bell Lane. Follow this to the T-junction and turn right, the property is just past the Red Lion public house.



TOTAL APPROX. FLOOR AREA 1104 SQ.FT. (102.6 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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