



Sotwell Street, Brightwell cum Sotwell OX10 0RG



Sotwell St., Brightwell cum Sotwell

Featuring a lovely, secluded garden and a plot that extends to ¼ of an acre this stunning family home is situated in a quiet non-estate position in this sought after village. The living space centres around a magnificent 33' kitchen/breakfast/family room that opens out to the garden, a sitting room with log stove, dining room and study as well as 4 bedrooms, 2 bathrooms and a cloakroom.

Accommodation

The property is double glazed and has gas central heating to radiators.



Tenure - Freehold

Entrance Hall: Wood block floor, stairs to landing with a range of cupboards under.

Sitting Room: 16'8 x 13' max.

The room has a fireplace with tiled hearth and log stove, TV plinth and cupboard to the side of the chimneybreast. There is a wide picture window to the front and woodblock floor, radiator. Open way to:

Library: 14'2 x 8'3

Window to side, fitted bookshelves; woodblock floor, radiator.

Kitchen/Breakfast/Family Room: 33' x 18'8 (L-shaped)

A fabulous triple aspect room with both French and Bi-folding doors to the garden. Range of storage units including an island with breakfast bar, Silestone worktops, induction hob, extractor hood, double electric oven & further appliance space, 3 radiators, down lighters,





Study/Bedroom 5: 18'9 x 8' Windows to front and side, radiator, range of cupboards, gas boiler.

Shower Room: Fitted with a white 3-piece suite incl. a wide shower cubicle, tiled floor, down lighters, and radiator.

Stairs to Landing: Eaves cupboard and loft access.

Bedroom 1: 12'7 x 12'2 Front aspect, wood style floor, radiator and wardrobe.

En Suite Cloakroom: Fitted with a white 2-piece suite, tiled floor, velux window, radiator.

Bedroom 2: 11'5 x 10'3 (at floor level)

Aspect over the garden, radiator, woods style floor.

Bedroom 3: 11'6 x 10'3 (at floor level)

Rear aspect, radiator.

Bedroom 4: 12' x 8'7 (at floor level) Side aspect, 2 velux windows: eaves cupboard, radiator.

Bathroom: Luxury 4-piece bathroom including a bath and shower cubicle, tiled floor, 2 radiators, down lighters and 2 velux windows.

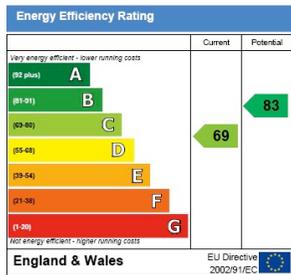
Outside

To the Front: There is a gravel drive across the front with a stepped gravel path to the front door flanked by areas of lawn. Mature silver birch tree, border shrub beds and conifer front hedge along with timber fencing.

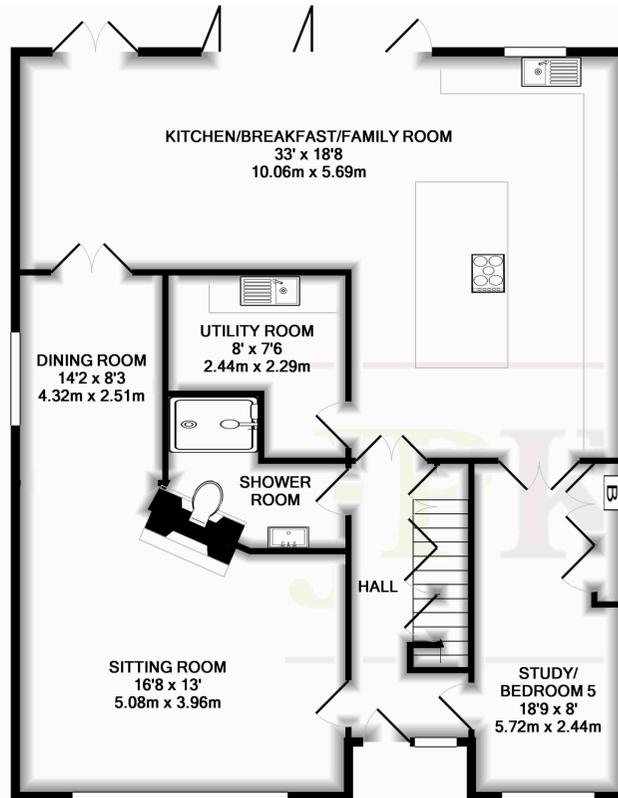
Rear Garden: A lovely feature it extends to 120' and has a paved terrace with steps to a gravel seating area. Beyond there is a large lawn with 2 established island beds and mature shrubs borders: timber fencing with a mature stand of conifers across the rear. To the side there is a gravel path with twn gates to the front.



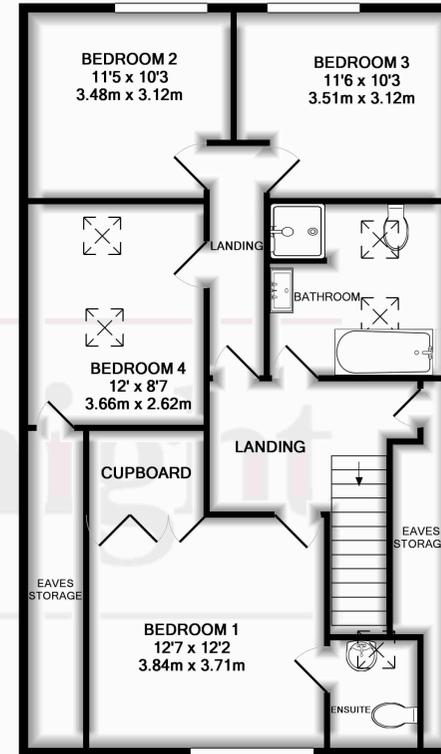
Directions: Turn right from our offices to the traffic lights by Waitrose, here turn left into High Street, follow this over the mini roundabout into Station Road, continue to the large roundabout with the A4130 and proceed straight across. Turn 1st left into Sotwell Street follow the road around the right hand bend, the property is along on the right.



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

TOTAL APPROX. FLOOR AREA 1959 SQ.FT. (182.0 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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