



Greenmere, Brightwell cum Sotwell OX10 0QN



Greenmere, Brightwell

Set in the heart of this sought after village overlooking a green, a spacious family home that has been extended and improved by the current owners. The superb accommodation includes a 22' sitting room, 21' family room, 20' kitchen-breakfast room, utility, cloakroom, 4 bedrooms and a 4-piece bathroom. There is a secluded 61' south facing garden with a 20' studio at the rear.

Accommodation

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



Tenure - Freehold

Entrance porch with front door to:

Entrance Hall: Radiator, stairs to landing.

Cloakroom: White 2-piece suite and window.

Sitting Room: 22'2 x 11'9

Log stove set on a brick hearth, 2 radiators, 2 openings to:

Family Room: 21'1 x 8'5

Two sets of tri-fold doors to the garden, two Velux windows and side window, heated quarry tiled floor, down lighters.

Kitchen/Breakfast Room: 20'1 x 10'3

A bright double aspect room with a range of cupboards and granite work surfaces, recess for range style cooker with extractor above, fridge, freezer & dishwasher. There is a door and window to front and tri-fold doors to the garden. Heated terracotta tiled floor, down lighters.





Utility Room: 9'4 x 8'5

Window to front, stainless steel sink, appliance space, radiator, terracotta tiled floor and gas boiler.

Stairs to Landing: Cupboard and loft access.

Bedroom 1: 12'3 x 11'11 (incl. wardrobe)

Window to rear, radiator and a range of wardrobes. Door to:

Bedroom 2: 10'3 x 10'3

Two Velux windows to the rear, radiator, down lighters, scaled ceilings. (Approached via bed. 1)

Bedroom 3: 11'10 x 8'5

Window to rear, radiator.

Bedroom 4: 9'7 x 7'4

Window to front, radiator, over stair cupboard.

Bathroom:

Fitted with a white 4-piece suite including a bath and separate shower cubicle, tiling, window to side, chrome radiator.

Outside

Front: Cobble style drive, with a path to the front door, area of lawn, dwarf retaining wall, side fence and hedge.

Rear Garden: A superb feature it extends to 61' in length and faces due south. There is a full width area of decking with a step down to the lawn. This has side beds with shrubs and flowers, small fish pond and a child's climbing frame. Enclosed by timber fencing.

Studio: 20'2 x 10'2 Built with block walls covered with wood lap there are two Velux windows and a door and window to garden: light and power.

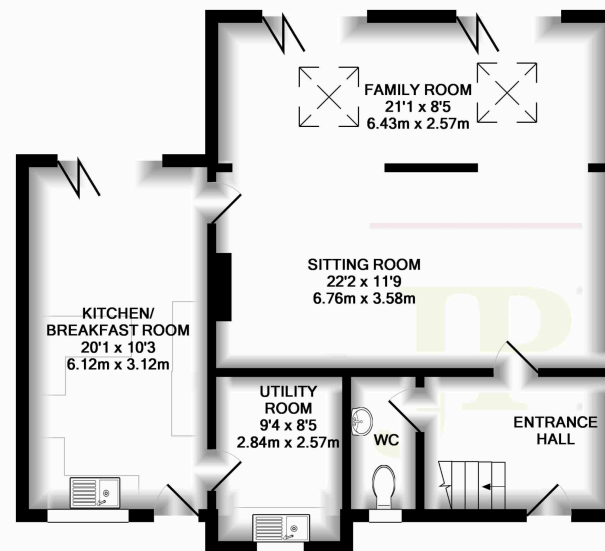


Directions

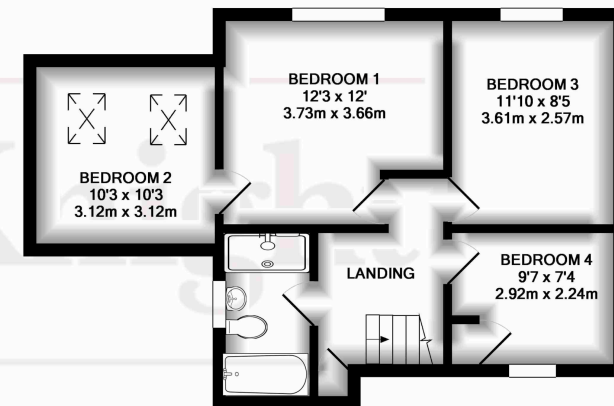
Turn right from our offices, left at the traffic lights by Waitrose into High Street, follow this over the mini roundabout into Station Road, continue to the large roundabout with the A4130 and proceed straight across. Take the second left into High Road, follow this around the right hand bend and turn second left into Greenmere, the property is straight ahead.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	73	82
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.



GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 1389 SQ.FT. (129.0 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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