

PROPERTY AGENTS

**JP**Knight



Old Nursery Lane, Brightwell cum Sotwell OX10 0RB



## Old Nursery Lane, Brightwell

A delightful Grade II listed cottage set in private grounds off a quiet, no-through road: it has a gated drive and detached garage block incorporating a studio/office. The main house comprises 4 bedrooms, 3 bathrooms, 2 reception rooms, study as well as a kitchen/breakfast room. Beautiful period details abound including brick fireplaces, exposed beams, brickwork and wall timbers.

### Accommodation

The property has a gas Rayburn firing central heating to radiators.  
Entrance Porch: Brick step, front door to;  
Entrance Hall: Quarry tile floor, radiator, beamed ceiling, down lighters.



## Tenure - Freehold

Shower Room: White 3-piece suite including a tiled shower cubicle, part tiled walls, quarry tile floor.

Study: 10' x 5'1 Windows to drive and to front, quarry tile floor, range of shelves, radiator, beamed ceiling and down lighters.

Kitchen: 15'7 x 6'2 Window to rear, range of storage units, worktops, electric ceramic hob, extractor hood, electric oven, space for fridge, freezer and dishwasher, quarry tile floor, beamed ceiling, under stair cupboard, exposed brick and wall timbers.

Breakfast Room: 20'3 x 7'3 Two windows flank stable door to rear, Rayburn (gas) range cooker (also provides hot water and central heating) set into brick chimneybreast, quarry tile floor, cupboard and worktops, beamed ceiling, down lighters.

Dining Room: 18'2 x 9'9 Windows to front and side, beamed ceiling, brick fireplace and wood mantel and brick hearth, quarry tile floor, radiator, door to staircase, exposed brick and timber walls.





Sitting Room: 11'10 x 11'6 Windows to rear and side, herringbone wood floor, brick inglenook fireplace and hearth. Radiator, exposed brick and wall timbers, beamed ceiling.  
Lobby with the old front door to garden.

Stairs to Landing: Brick chimneybreast, loft access, wall timbers, airing cupboard.

Bedroom 1: 13' max 13'3 Windows either side, wood floor, radiator, wardrobe.

En Suite Shower Room: Tiled shower cubicle and shower unit, low level WC, hand wash basin, wood floor, chrome radiator, wall tiling.

Bedroom 2: 12' x 11'8 Windows to side and rear, brick fireplace and hearth: exposed brick and wall timbers, radiator.

Bedroom 3: 12'7 x 9'4 Windows to side and front, radiator, exposed brick and wall timbers.

Bedroom 4: 8'11 X 7'3 Window to front, exposed brick and wall timbers, radiator, fitted cupboards.

Bathroom: Fitted with a 3-piece suite, tiled floor, radiator, part tiled walls, window.

Outside

Gated gravel drive, side conifer hedge with a path to front and rear doors.

Studio: 15'10 max. x 14'5 With central staircase, French doors and side window to garden, slate floor, Velux window. Vaulted ceiling and down lighters.

Loft: 20'4 x 6'3 (ceiling height 6'1) pine panelled, lighting.

Garage: 16'2 x 12'5 Twin doors, inspection pit, light and power.

Gardens: There is a fishpond with brick surround, shrub borders, picket fence, gravel path to the main garden. This has a central lawn with a band of mature shrubs and plants. A stepped brick path leads to a small terrace, there are gates to front, a trellis conceals a corner store. Timber fence, gravel path along rear to a further terrace with walled borders and steps to studio with a link to drive.



### Directions

Turn right from our offices into St Martin's Street, left at the traffic lights by Waitrose into the 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, follow the road to the right and take the 3<sup>rd</sup> left into Church Lane, at the T-junction turn right, the next right is Old Nursery 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.

