

PROPERTY AGENTS

**JP**Knight



High Road, Brightwell cum Sotwell OX10 0QF



## High Road, Brightwell

Built to an exacting standard just 2 years ago by a renowned local developer, a fabulous 5 bedroom family home in a non-estate setting within this sought after village. Beautifully finished there are wood floors, down lighters and bespoke joinery including an in-frame kitchen. There are 3 bathrooms, 2 reception rooms, utility room and a superb kitchen-breakfast room: outside an extensive driveway and a lovely rear garden.

The property has gas central heating (under-floor/radiators) and is double glazed throughout.



## Tenure - Freehold

### Accommodation

Entrance Hall: 23' in length, wood floor with under heating, stairs to landing and storage underneath, down lighters.

Cloakroom: White two piece suite, wood floor and under heating, window, down lighters.

Sitting Room: 15'11 x 13'1

Front aspect, wood floor with under floor heating, down lighters.

Dining Room: 13'4 x 13'1 Window to side, wood floor, under floor heating, down lighters.

Kitchen/Breakfast Room: 21'2 x 20'11(L shaped) Window and French doors open to the garden, range of storage units with silestone worktops, electric ceramic hob, extractor hood, electric oven, dishwasher, space for fridge/freezer. Larder cupboard, wood floor, under floor heating, down lighters.





Utility Room: 8'6 x 5'11 Side door, cupboards, wood worktop, stainless steel sink, space for washing machine, and tumble drier, wood floor and under floor heating, down lighters.

Stairs to Galleried Landing: 13' x 6' Radiator, down lighters, stairs to second floor, linen cupboard.

Bedroom 2: 21'2 x 10'11 Window to rear, radiator, down lighters, fitted wood wardrobes.

En Suite Shower Room:

Wet room with large shower cubicle, WC, hand wash basin, part tiled walls. Window, chrome radiator, down lighters.

Bedroom 3: 21'2 x 9'8

Window to rear, radiators, down lighters.

Bedroom 4: 16'1 x 11'4

Front aspect, fitted wood wardrobe, radiator, down lighters.

Bedroom 5: 9'8 x 9'4

Window to front, radiator, down lighters.

Bathroom: 10' x 7'6 Window to side, four piece white suite including large tiled shower cubicle and bath, part tiled walls, tiled floor, chrome radiator, down lighters.

Stairs to Second Floor: Velux window.

Bedroom 1: 26'1 x 15'

Vaulted ceiling with a bank of 4 Velux windows, down lighters, two radiators.

Dressing Room: 6'6 x 5'9 Hanging rails.

Airing Room 6'1 x 5'9 Hot water tank, gas boiler.

En Suite Shower Room: White 3-piece suite including large shower cubicle, tiling velux window, down lighters.

Outside:

Front: Gravel drive, paving by the front door, side fence and wall, border beds.

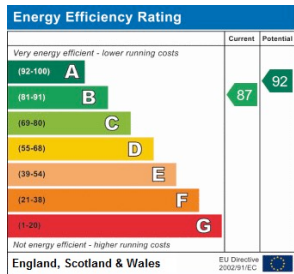
Rear Garden:

Attractively landscaped with a full width paved terrace out to a large area of lawn interspersed with both island and border flower and shrub beds. Side storage area with gate to the front.

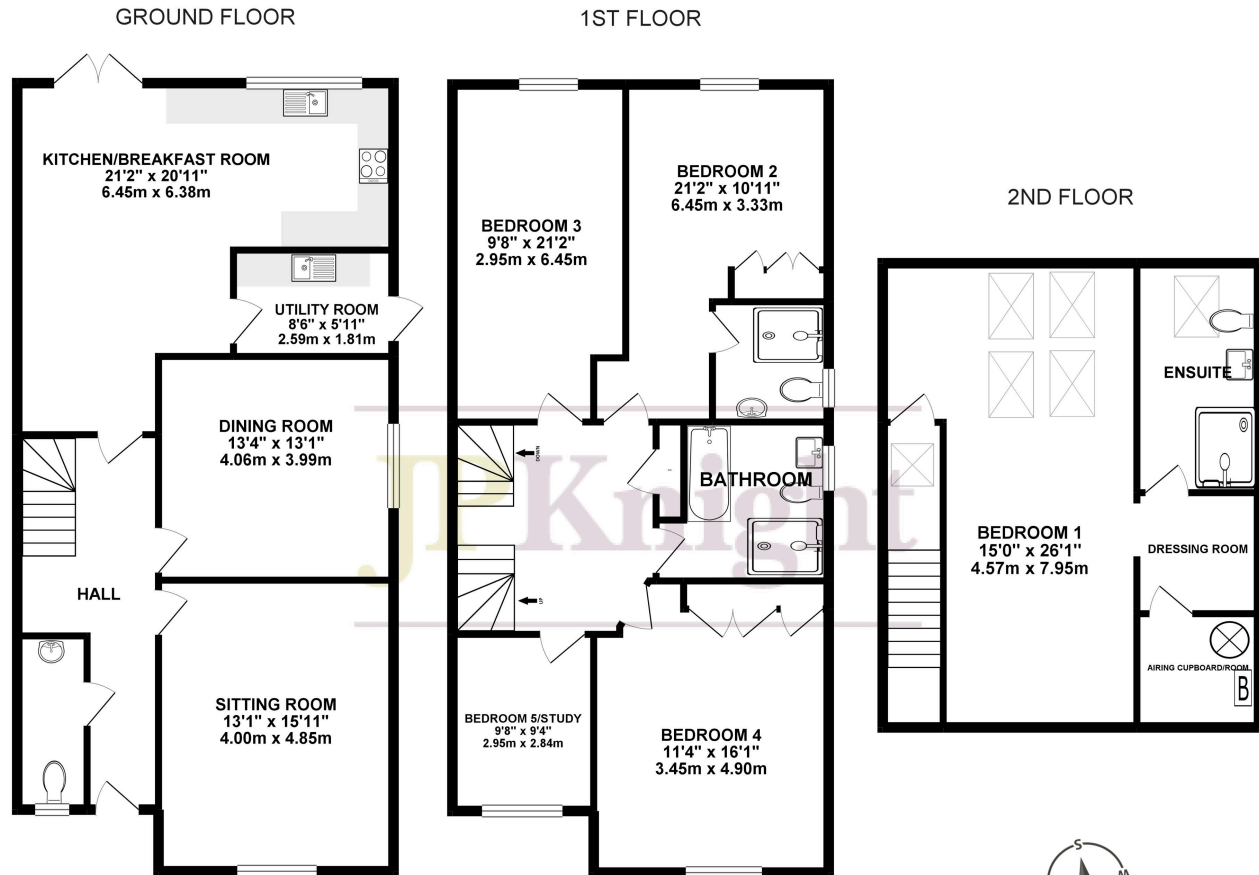


### Directions

Turn right from our offices into St Martin's Street, turn left at the traffic lights 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 2<sup>nd</sup> left into High Road, follow this around the right hand bend, the house will be found along on the left.



**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.



TOTAL FLOOR AREA : 2561.81sq. ft. ( 238.00 sq. m. ) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
Made with Metropix ©2019

