



The Street, Brightwell cum Sotwell OX10 0RR



The Street, Brightwell

Nestled in the heart of this beautiful village a delightful detached thatched cottage, Grade II listed and believed to date from the 17th Century. This attractive home has a superb layout with 2 bedrooms and bathroom to the 1st floor, downstairs there are 3 reception rooms and kitchen with adjacent utility. The property has just been re-thatched and is full of period detail such as exposed beams and brick fireplaces. It has driveway parking a charming 98' garden with a brick studio. The property has gas central heating to radiators and is mostly double glazed unless stated otherwise.

Tenure - Freehold

Accommodation

Entrance Hall: Radiator, beamed ceiling.

Sitting Room: 16'1 x 12'

A lovely room with windows across the front and to one side: charming Inglenook brick fireplace. Under stair cupboard, wall timbers and beamed ceiling, two radiators.

Dining Room: 15'9 x 10'

Windows to the front, beamed ceiling, wall timbers, two cupboards.

Kitchen: 15'3 x 6' ave.

Front aspect, range of storage units, worktops, gas hob with extractor hood, double electric oven, microwave, dishwasher, washing machine, radiator.

Breakfast Area: 7'10 x 7'4 French doors open to the garden, side window, radiator, space for freezer, gas boiler.





Rear Hallway: 10'3 max x 10'
 Single glazed window and casement door to the garden, stairs to landing, radiator and wall timbers.
 Study: 8'3 x 7'3
 Single glazed window to rear, radiator, wall timbers.

Cloakroom: 2-piece white suite, single glazed window, radiator.

Stairs to Landing: Window to rear, airing cupboard.

Bedroom 1: 16'1 x 11'10 Windows to front and side (single glazed), wall timbers, two radiators, wardrobe.

Bedroom 2: 10'5 x 10'4 Front aspect (single glazed), radiator, eaves cupboard.

Bathroom: Two windows to side (one single glazed) white 3-piece suite including bath with shower above, wall timbers, down lighters, radiator, loft access, eaves cupboard.

Outside

Drive: Set to gravel with parking for two cars.

Front Garden: Box hedge, established shrubs, wrought iron fence and a brick path.

Rear Garden: A lovely feature with a full width paved terrace and steps to the lawn that runs the length of the garden with established shrub and plant borders. Timber fencing and gate providing side access.

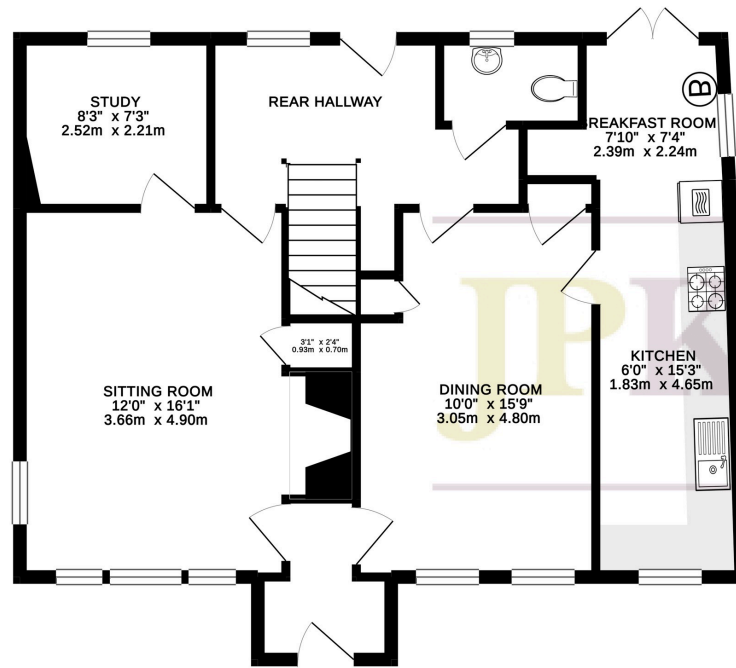
Studio: 9'9 x 9'8 Of brick construction with a tiled roof it has full width doubled glazing to three sides, slate tiled floor, light and power,

Aluminium Framed Greenhouse: 8'1 x 5'10 With electricity.

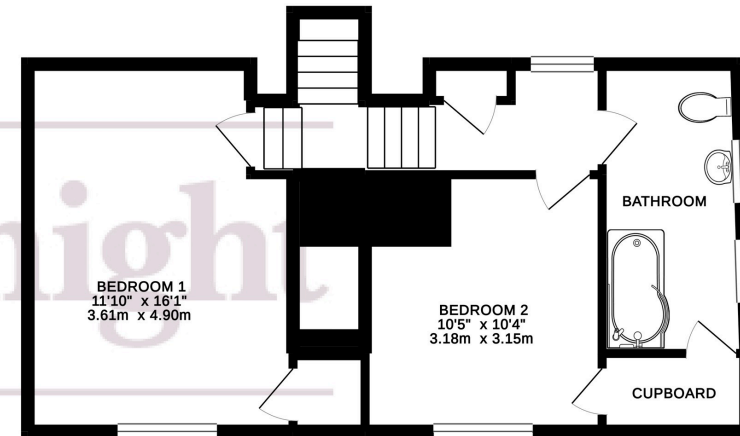
Timber Shed: 8'7 x 7' Recently re-roofed.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1464sq. ft. (136.0 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.
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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 will be found 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.

