



High Road, Brightwell cum Sotwell OX10 0QS





## Brightwell cum Sotwell

A delightful single storey residence with a fabulous rear garden and a gated drive with detached garage and utility room. The light and airy accommodation comprises 3 double bedrooms, 4-piece bathroom, separate wc, sitting room with fireplace, beamed dining room and kitchen-breakfast room. Situated in a quiet road in this lovely village its mature hedges afford excellent privacy, it is just under 4 miles to Didcot Parkway train station and just over 2 miles to Wallingford.



## Tenure - Freehold

### Accommodation

The property has both solar panels and photovoltaic cells to greatly reduce running costs, is double glazed with gas central heating to radiators, the boiler is just a few months old.

Entrance Hall: Door to:

Inner Hall: 2 decorative arches, radiator.

Sitting Room: 15'10 x 15'1 The room features a double aspect with windows front and rear, a brick fireplace with log store, quarry tiled hearth and mantel and 2 radiators. Attractive arched twin pine doors to:

Dining Room: 13'5 x 11' Sliding patio doors to the garden, brick fireplace with quarry tiled hearth and mantel, gas point, glazed serving hatch and radiator.







Kitchen/Breakfast Room: 13'2 x 10'10

Range of storage units, worktops, stainless steel sink, integrated gas hob, extractor hood, double electric oven, fridge and freezer, space for dishwasher. Vaulted pine ceiling, brick pillars and radiator.

Bedroom 1: 11' x 10' (excl. wardrobes) Full width range of wardrobes, dressing table and bedside cabinets, window and radiator.

Bedroom 2: 11' incl. wardrobe x 11' Front aspect, fitted wardrobes and dressing table, radiator.

Bedroom 3: 10'11 x 9' Front aspect and radiator.

Bathroom: Fitted with a 4-piece suite incl. sunken bath with shower, tiling, window and radiator.

Outside

To the Front: Twin 5 bar gates open to a gravel drive with walled shrub border and paved area by the door. The drive is screened by mature conifer hedges.

Detached Garage: Twin doors to the front, door to:

Utility Room: Door and window to the garden, stainless steel sink, appliance spaces.

Rear Garden: A beautiful feature the gardens are mainly set to lawn with an abundance of established rose beds and specimen shrubs. There is a full width paved terrace and path to a corner area of decking with summerhouse (with power), privacy is ensured by a well maintained conifer hedge that surrounds the garden. There is gated access to the drive and a further timber shed with power.



## Directions

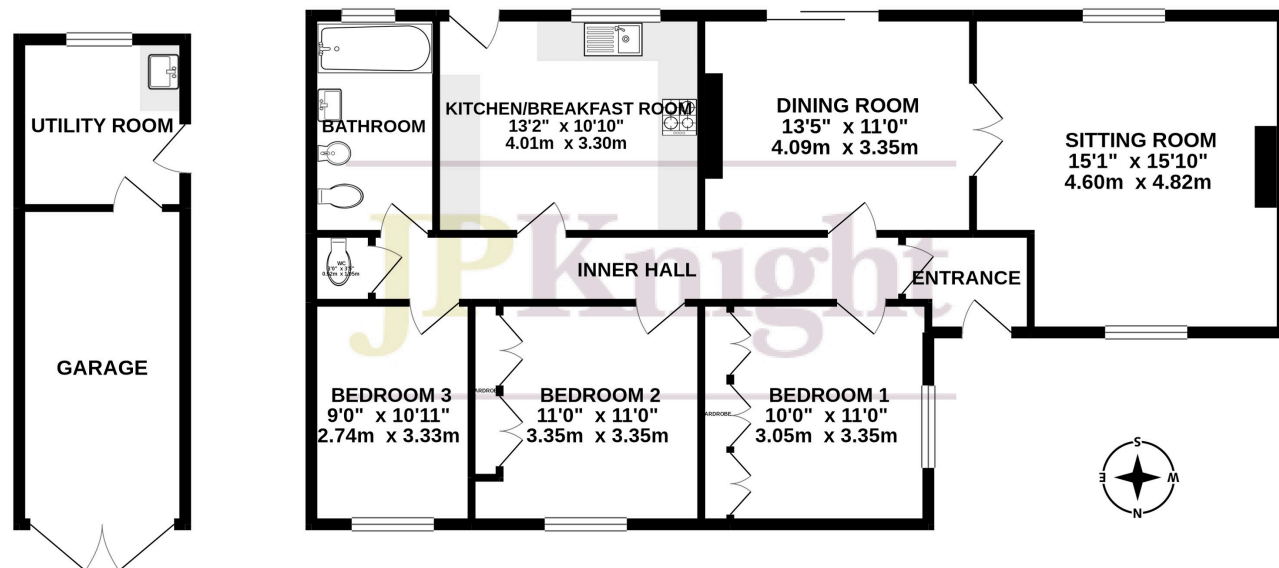
Turn right from our offices then left at Waitrose traffic lights into High Street, follow this over the mini roundabout into Station Road, continue to the large roundabout with the A4130 and proceed straight across. Turn 2<sup>nd</sup> left into High Road, follow the road along, the property is on the left just before the turning to Church Lane.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	79
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	55
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
www.epc4u.com		

**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



TOTAL FLOOR AREA : 1066sq.ft. (99.0 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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