

PROPERTY AGENTS

**JP**Knight



High Road, Brightwell cum Sotwell OX10 0QR





## High Road, Brightwell cum Sotwell

Situated in this most desirable village a beautifully presented cottage with a gated drive and a stunning garden with covered entertaining area and stylish deck with cedar fencing. There are 3 bedrooms and 2 bathrooms whilst the ground floor has a 26' sitting/dining room, cloakroom, study and 16' kitchen/breakfast room. Set in a private position on the edge of the village it is just 2 miles from Wallingford and 4 miles from Didcot Parkway train station.

The property is double glazed with gas central heating to radiators.

## Tenure - Freehold

Entrance Hall: Wood floor, radiator and stairs.

Sitting/Dining Room: 25'10 x 12'6 max  
The sitting area features windows to front and side and centres around a polished cast iron fireplace with marble hearth. A wood floor continues through to the dining area with triple glazed bi-fold doors to the garden: 2 radiators, cupboard.

Study: 9'3 x 6'7

Front aspect, radiator, down lighters.

Cloakroom: White suite, wood floor, radiator.

Kitchen/Breakfast Room: 16' x 13'6

Attractive range of storage units, stainless steel sink and worktop: central wood breakfast bar, gas hob, extractor hood, double oven... cont.







fridge/freezer, washer/drier and dishwasher. Window to rear, door to drive: gas boiler, down lighters, radiator.

Stairs to Landing: Loft access, airing cupboard.

Bedroom 1: 14'7 x 9'6

Front aspect, down lighters, radiator.

En Suite Shower Room: White 3-piece suite, tiling, wood style floor, down lighters.

Bedroom 2: 13'4 x 8'11 Eaves wardrobe, radiator front aspect.

Bedroom 3: 9'8 x 8'5 Rear aspect and radiator.

Bathroom: Tiled walls, wood style floor, 3-piece white suite including shower above the bath, radiator, window and down lighters.

Outside

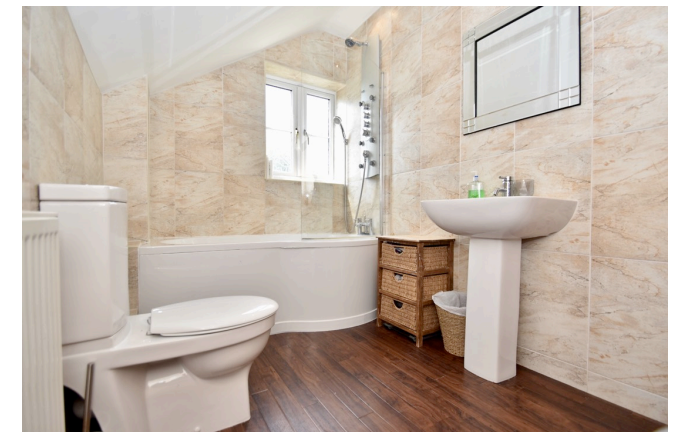
To the Front:

A five bar gate opens to the gravel drive with turning space, there is an area of lawn with timber side fence and front hedge.

Rear Garden:

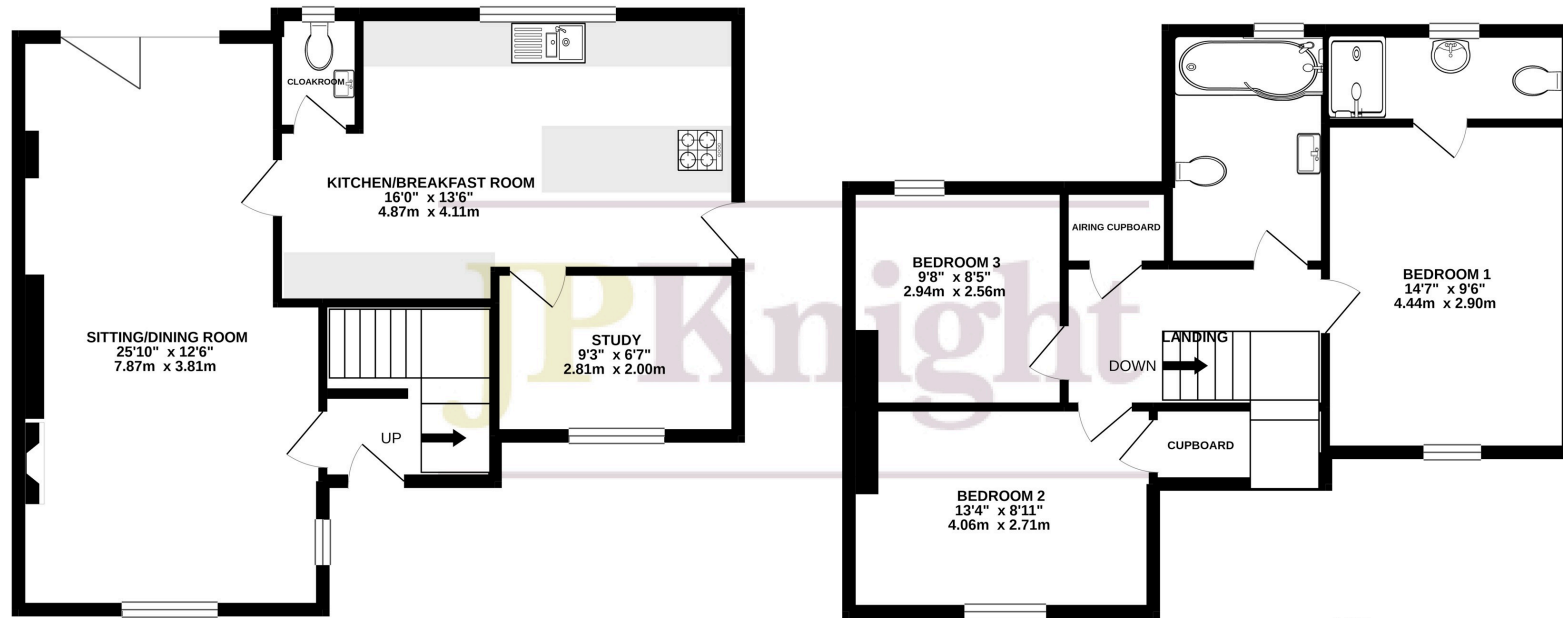
A delightful feature the garden has been superbly landscaped, faces south and enjoys an excellent level of seclusion. There is an area of decking with uplighters and cedar fence. An area of lawn is interspersed with specimen shrubs and plants, with a stepped path to a covered rear terrace with pizza oven and worktops.

Gate to the drive and established hedge across the rear.



GROUND FLOOR

1ST FLOOR



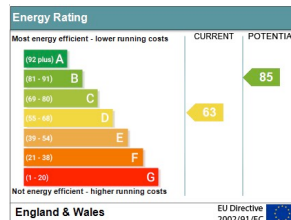
TOTAL FLOOR AREA : 1216sq.ft. (113.0 sq.m.) approx.

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 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 2nd left into High Road, follow the road along, the property is on the left just past the Greenmere turn.



**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.

