

PROPERTY AGENTS

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Norton Cottages, Brightwell Baldwin OX49 5NX



Norton Cottages, Brightwell Baldwin

A fabulous family home set in this rural hamlet with lovely views to the front and a detached double garage and driveway parking at the rear. The superb family accommodation has 4 double bedrooms and 4-piece bathroom to the 1st floor: downstairs a study, cloakroom, stylish 19' kitchen/breakfast room, utility room and open plan 22' x 20' main living room opening to a family room. Featuring an idyllic setting amidst open countryside it is just 3 miles to the amenities in Watlington and convenient for the M40.



Tenure - Freehold

The property has oil fired central heating to radiators and is double glazed.

Entrance Hall: Wood style floor, radiator, stairs to landing with cupboard under, cloaks cupboard.

Cloakroom: White 2-piece suite, tiling, window, wood style floor, radiator.

Living/Dining Room: 22'2 x 19'10

Front aspect with a wood style floor and a large log stove set on a paved hearth. Radiator and down lighters, open way to:

Family Room: 10'9 x 8'11 Velux window and French door to the garden, wood style floor.

Study: 5'11 x 5'5 Window to side, radiator.



Kitchen/Breakfast Room: 18'10 x 11'9
Windows to rear and side with a door to the garden as well as a Velux window. It has a range of storage units including an island unit with breakfast bar, wood worktops and Belfast sink. Radiator, recess for range cooker with extractor hood, dishwasher, wine fridge & space for fridge/freezer: wood style floor, down lighters.

Utility Room: 8'4 x 6'11 Appliance spaces, wood worktops, radiator, stable door to rear, wood style floor.

Stairs to Landing:
Window to front, two loft hatches, cupboard.

Bedroom 1: 16'5 x 11'8 Lovely views to the front, cast iron fireplace, radiator and picture rail.

Bedroom 2: 12'10 x 11'9 Featuring a double aspect, radiator.

Bedroom 3: 11'1 x 9' Rear aspect, radiator.

Bedroom 4: 11'2 x 9'10 Window to rear, radiator, picture rail.

Bathroom: Fitted with a 4-piece white suite that includes freestanding bath and shower cubicle, radiator, window, down lighters.

Outside

Front Garden:

Set to lawn with picket fencing: hedge to front with a path to the front door.

Detached Garage: 17' x 16'9

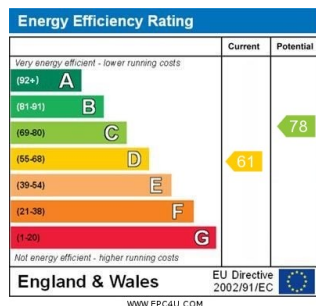
Set to the rear with up/over door, power, side door. Driveway parking for 2 cars.

Rear Garden:

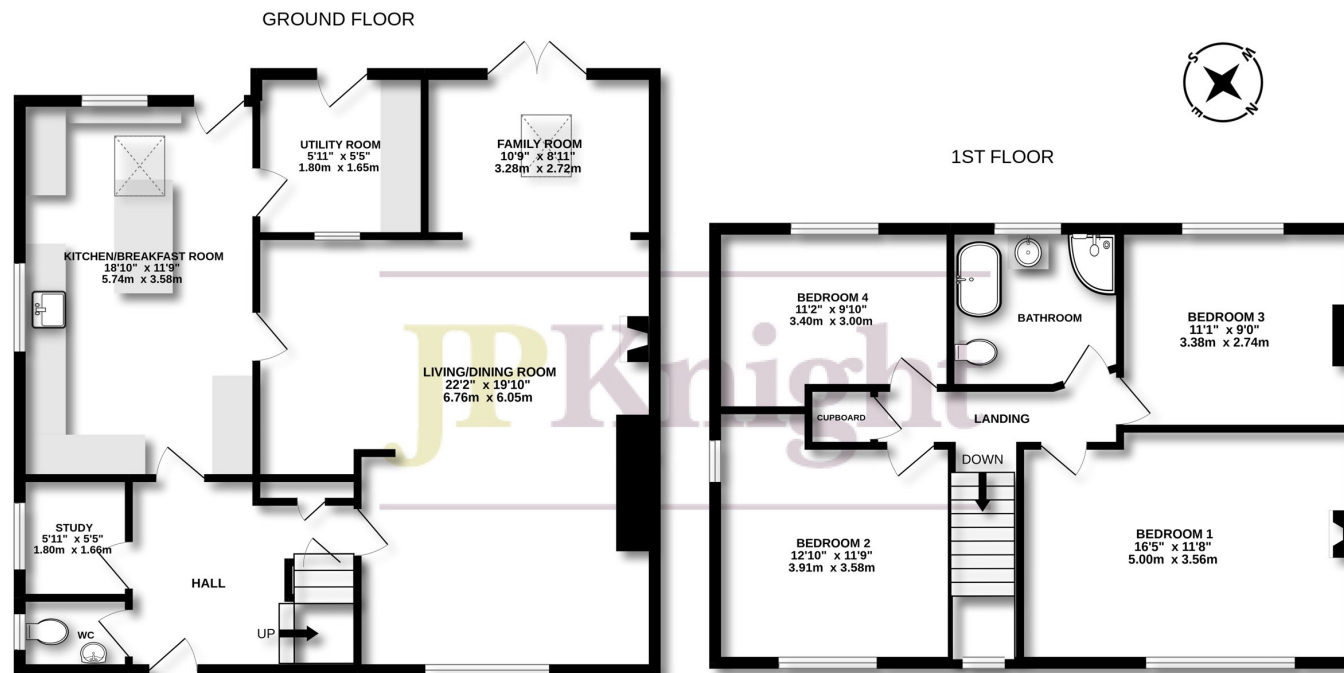
A lovely feature it features a central lawn with a paved terrace and steps to a raised deck with balustrade. There are established shrubs and plants with timber fencing, feature bridge and the oil tank.



Directions: From our office turn right onto St Martin's Street, turn right at the traffic lights. Proceed over Wallingford Bridge. At the mini-roundabout turn left into Benson Lane, turn left at the end onto the A4074. Turn right into Church Rd, Benson then right onto Castle Square, left into the B4009, Watlington Road. Follow this for 3 miles turning left to Brightwell Baldwin/Cuxham. Follow the lane for 1.1 miles parking on the right just before the right hand turn, the property is the 2nd on the right round the corner.



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 : 1570sq.ft. (145.9 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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