

PROPERTY AGENTS

**JP**Knight



Church Lane, Brightwell cum Sotwell OX10 0SD



## Church Lane, Brightwell cum Sotwell

In a lovely setting within this highly sought after village a fabulous detached family home in stunning order: the established and elevated setting abuts a park to the rear and has driveway parking and garage. The superb accommodation includes 4 double bedrooms with 2 en suites and 4-piece bathroom, the ground floor has a double aspect sitting room, study, cloakroom, a centrepiece of a superb kitchen-breakfast-family room with adjacent utility. Its high specification features wood floors, a luxury fitted kitchen, Clearview stove and quality sanitary ware.

The property is double glazed with gas central heating, under-floor downstairs, radiators on the first floor, down lighters throughout.



## Tenure - Freehold

Accommodation

Reception Hall:

Stairs to landing, cloaks cupboards, oak floor.

Cloakroom: White 2-piece suite, panelled dado, oak floor, down lighters and cupboard.

Sitting Room: 17'1 x 11'4

A bright double aspect room with an Inglenook style brick fireplace with 'Clearview' wood stove on a stone hearth. Oak floor.

Study: 6'8 x 6'5

Front aspect, oak floor, cupboard.

Utility Room: 9'8 x 9'3

Doors to the garage and garden, fitted cupboards and wood worktops, sink unit, tall freezer, microwave, tiled floor, gas boiler.





Kitchen/Breakfast/Family Room: 25'8 x 25'  
Oak beams and pillars and an oak floor, island and wall units with a range of cupboards, stone worktops, dual fuel Rangemaster cooker, extractor hood, tall fridge, dishwasher, pendant and down lighters. The family room has a feature brick fireplace with stone hearth and wood beam, 2 sets of French doors open to the garden.

Stairs to Landing: There are high 8'6 ceilings on the first floor. 2 velux windows above the stairwell and 1 in the inner landing providing natural light, 2 large cupboards.

Bedroom 1: 14'6 x 13'1

View of the park, radiator and double wardrobe.

En Suite Shower Room: White 3-piece suite incl. wide shower cubicle, tiled floor and window.

Bedroom 2: 11'9 x 10'6

Fitted wardrobe, rear aspect.

En Suite Shower Room: White suite of wide shower cubicle, tiled floor, radiator and part panelled dado.

Bedroom 3: 14'3 x 10' Front aspect, radiator.

Bedroom 4: 12'8 x 10'5 Front aspect, radiator.

Bathroom: Luxury 4-piece white suite including bath and shower cubicle, tiling, window and radiator.

Outside

To the Front: Extensive gravel drive with parking for several vehicles, combination of established yew and beech hedges.

Garage: 19'10 x 9'7 Twin doors to the front, door to the utility room, power.

Gardens: A delightful feature extending to the rear and side of the property featuring a well maintained lawn and a paved terrace. As well as the mature hedges the gardens are enclosed by picket/timber fencing, side bed of shrubs and plants. It abuts the village park to the rear.



### Directions

Turn left from our offices into St Marys Street, follow this through the one way system to the traffic lights by Waitrose, here turn left 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 to the right and take the 3rd left into Church Lane, the property will be found along on the left.

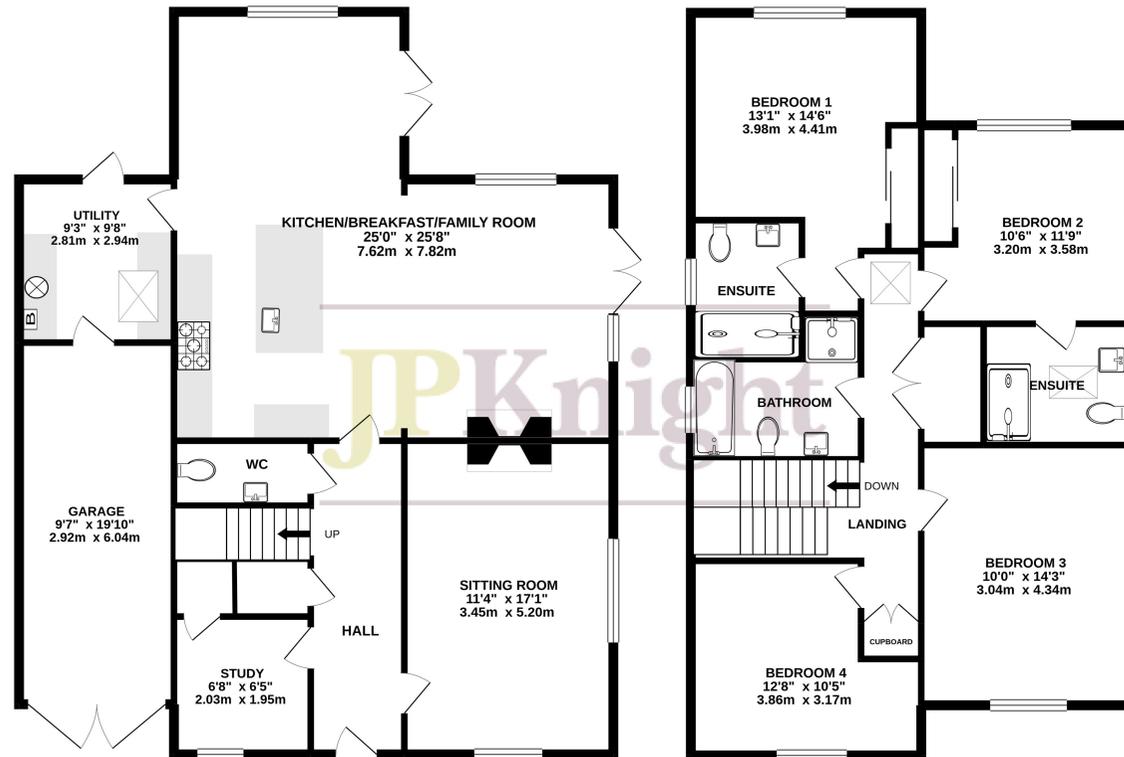
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92+)		104
<b>A</b>		
(81-91)	86	
<b>B</b>		
(69-80)		
<b>C</b>		
(55-68)		
<b>D</b>		
(39-54)		
<b>E</b>		
(21-38)		
<b>F</b>		
(1-20)		
<b>G</b>		
Not energy efficient - higher running costs		
England & Wales		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

1ST FLOOR



TOTAL FLOOR AREA: 2355 sq.ft. (218.7 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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