

PROPERTY AGENTS

JPKnight



Mackney Lane, Brightwell cum Sotwell OX10 0SQ



Brightwell cum Sotwell

Built in 2004 an individual detached chalet style home in a quiet location with a private plot that extends to $\frac{1}{4}$ of an acre abutting countryside at the rear and overlooking a conservation area to the front. There are 4 bedrooms and 3 bathrooms over the 2 floors, a large reception hall, 2 reception rooms and kitchen with utility room: the 1st floor also has 2 large loft rooms. It is close to the village pub and community shop, less than 1.5 miles from the centre of Wallingford and convenient for Didcot train station.

The property is double glazed with oil-fired central heating to radiators.



Tenure - Freehold

Reception Hall: 14'1 x 13'7 Spacious entrance area with wood style floor, radiators and staircase and cupboard under, cloaks cupboard.

Sitting Room: 16'10 x 13'9 A double aspect rom with French doors to the garden, fireplace with wood surround, marble inset and hearth, Jetmaster grate, 2 radiators, wood style floor.

Dining Room: 18'11 x 9'5 Double aspect with French doors to the garden, wood style floor and radiator.

Kitchen/Breakfast Room: 13' x 12'9 Range of units with wood worktops, stainless steel sink, electric ceramic hob, double electric oven, dishwasher, fridge and freezer. The room is double aspect with French doors to the garden, window to side, 2 radiator and down lighters.

Rear Lobby: Window to rear, door to garden, radiator. Cloakroom: White 2-piece suite, radiator, window and oil-fired boiler.

Inner Hall: Window to front, wood style floor.





Bedroom 1: 14'2 x 9'7 (excl. doorway and wardrobe)
Double aspect, radiator, woods tyle floor, wardrobe.

En Suite Wet Room: Tiled walls and floor, shower unit and hand basin.

Bedroom 2: 10'8 x 10'3 Rear aspect, wardrobe, radiator and wood style floor.

Bathroom: Fitted with a white 3-piece suite including bath with shower above, tiling, 2 windows, radiator.

Stairs to Landing: Velux window, radiator.

Bedroom 3: 14'1 x 13'11 A bright room with 4 velux windows split front and rear, radiator, down lighters.

Loft Room 1: 23'1 x 13'8 at floor level, set off bed.3 with 2 radiators and 6'4 ceiling height.

Bedroom 4: 13'9 x 12'9 Radiator, down lighters and 2 velux windows.

Loft Room 2: 14'5 x 12'2 (at floor level) Walk-in airing cupboard with slatted shelving and hot water tank.

Bathroom: White 3-piece suite, bath with shower above, tiling, wood style floor and radiator.

Outside

The property sits in a secluded plot of 1/4 of an acre and has twin electric gates to a long drive running past the property to the outbuildings.

There is a lawn across the front with hedge border and path to the door with box hedging.

Further lawn to the rear with box hedge border, a timber decked path and central paved terrace.

Across the rear is a concrete hardstanding with access to the outbuildings:

Detached Garage: 20'6 x 12'2 Electric up/over door.

Workshop 1: 27'9 x 25' Electric roller door, windows either side.

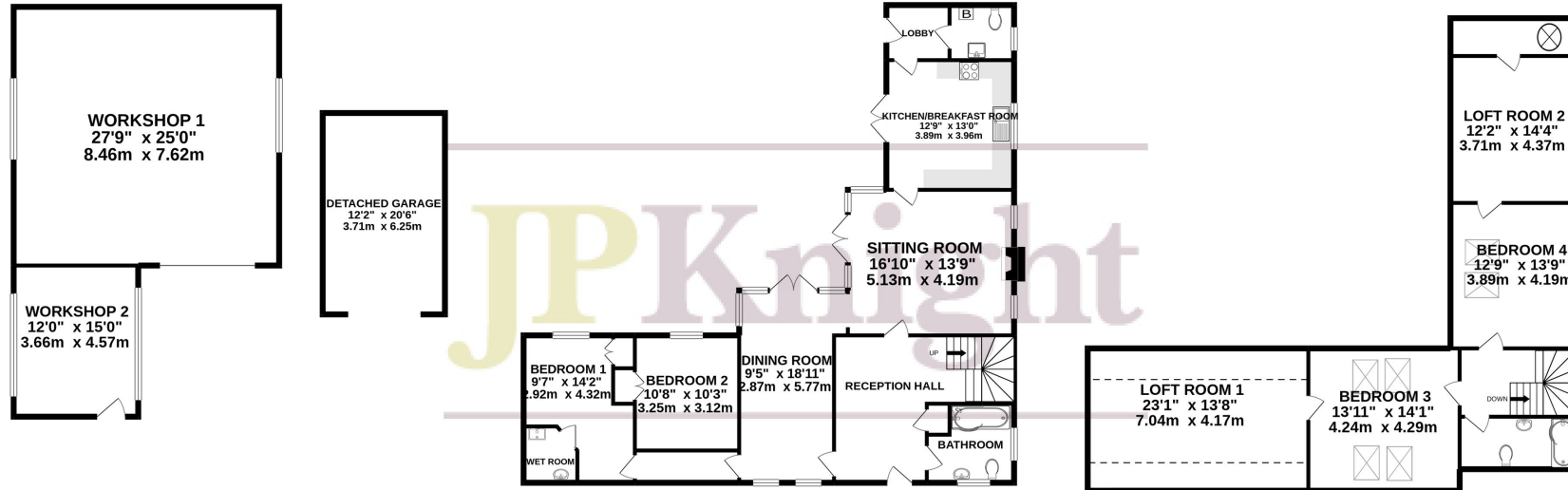
Workshop 2: 15' x 12' Door to front, windows. Storage area to side, trellis screen & bonded oil tank.



OUTBUILDINGS

GROUND FLOOR

1ST FLOOR

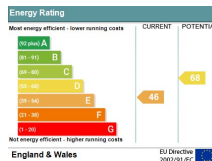


TOTAL FLOOR AREA : 2067sq.ft. (192.0 sq.m.) approx.

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.
 Made with Metropix ©2021



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.



Directions

Turn right from our office and turn left at the traffic lights by Waitrose 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, first left into Bell Lane. Follow this to the T-junction and turn right into Sotwell St, turn left just before the Red Lion into Mackney Lane. The property is on the right.