

PROPERTY AGENTS

JPKnight



Church Lane, Brightwell cum Sotwell OX10 0SD



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A rare opportunity to acquire this beautiful Grade II listed thatched cottage dating back to late 1500's situated in the conservation area of this delightful and sought after village in a secluded plot of just under 1/2 acre.

The main house has three bedrooms (two with en-suite facilities) and a family bathroom to the first floor. There is also a large loft with conversion potential pending the appropriate consent. On the ground floor there is a kitchen/dining room, sitting room with open fireplace, study and utility room. Two extensive thatched barns offer considerable development opportunity, subject to the usual consents: one with an existing first floor annexe and garage beneath. The cottage and barns are set in stunning landscaped gardens offering excellent seclusion right in the heart of the village.



Tenure - Freehold

The property has single glazed leaded light windows and electric storage heaters throughout.

Accommodation

Entrance Hall: Wall and ceiling timbers, electric storage heater, cupboard, stairs to landing.

Kitchen/Dining Room: 18'4 x 12'8 Double aspect, wall and ceiling timbers, wood and terracotta floor, door to garden, gas AGA, range of storage units with worktops, space for oven, fridge freezer and dishwasher.

Sitting Room: 16' x 14' Brick fireplace with timber lintel, slate hearth and Tudor paintings dating back 16th Century on the beam above. Wall and ceiling timbers, wood floor, window to side, fitted bookshelves, electric storage heater.

Study: 12'10 x 8'6 Double aspect, electric heater.

Utility: 6'11 x 6'6 Double aspect, space for washing machine and tumble dryer, stainless sink unit, tiled floor.

Cloakroom: Window to front, wall timbers, exposed brick wall, tongue and groove panelling, white two-piece suite.

Stairs to landing: Two windows to front, wall timbers, storage cupboard, loft access.





Bedroom 1: 14'3 x 13'1 Window to side, wall and ceiling timbers, fitted wardrobes, brick hearth.
 En-suite Bathroom: White three piece suite, tiling, chrome radiator.

Bedroom 2: 12'8 x 12'6 Double aspect, wood floor, wall and ceiling timbers, fitted wardrobe, airing cupboard, electric storage heater.

Bedroom 3: 12'4 x 10'11 Window to rear, wall timbers, fireplace with tiled hearth, brick surround and timber lintel, electric storage heater.

En-suite WC: White two piece suite, tiling, wall timbers, cupboard.

Bathroom: Window to front, white four piece suite, wall and ceiling timbers, tiling, chrome radiator, downlighters.

Barn 1: 58'10 x 15' Two doors to front.
 Barn 2: 30' x 27' Stairs to first floor annexe and door to garage.

Barn 2 first floor annexe: 21'4 x 14'9 Double aspect panoramic windows over garden, wall and ceiling timbers, wood floor, kitchenette with stainless steel sink unit and cupboard, space for fridge.

En-suite bathroom: White three piece suite, (incl. shower cubicle) window to side, wall and ceiling timbers, chrome radiator, electric hot water heater.

Garage: 21'3 x 14'5 Up and Over door, window to side, light and power.

Outside:

To the front the extensive gravel driveway provides parking for several cars. The main house is surrounded by a beautifully landscaped secluded cottage garden with arched railings, brick path flanked with manicured lawns, hedge boundary and paved terrace with cobbled fish pond and mature planted border. There is a further paved terrace extending from the kitchen door and additional pathway leading to the driveway with trees.

A crazy paved pathway leads to the front porch with a pathway wrapping to the right hand side and rear of the house, feature brick wall and wrought iron pedestrian gate to the rear.

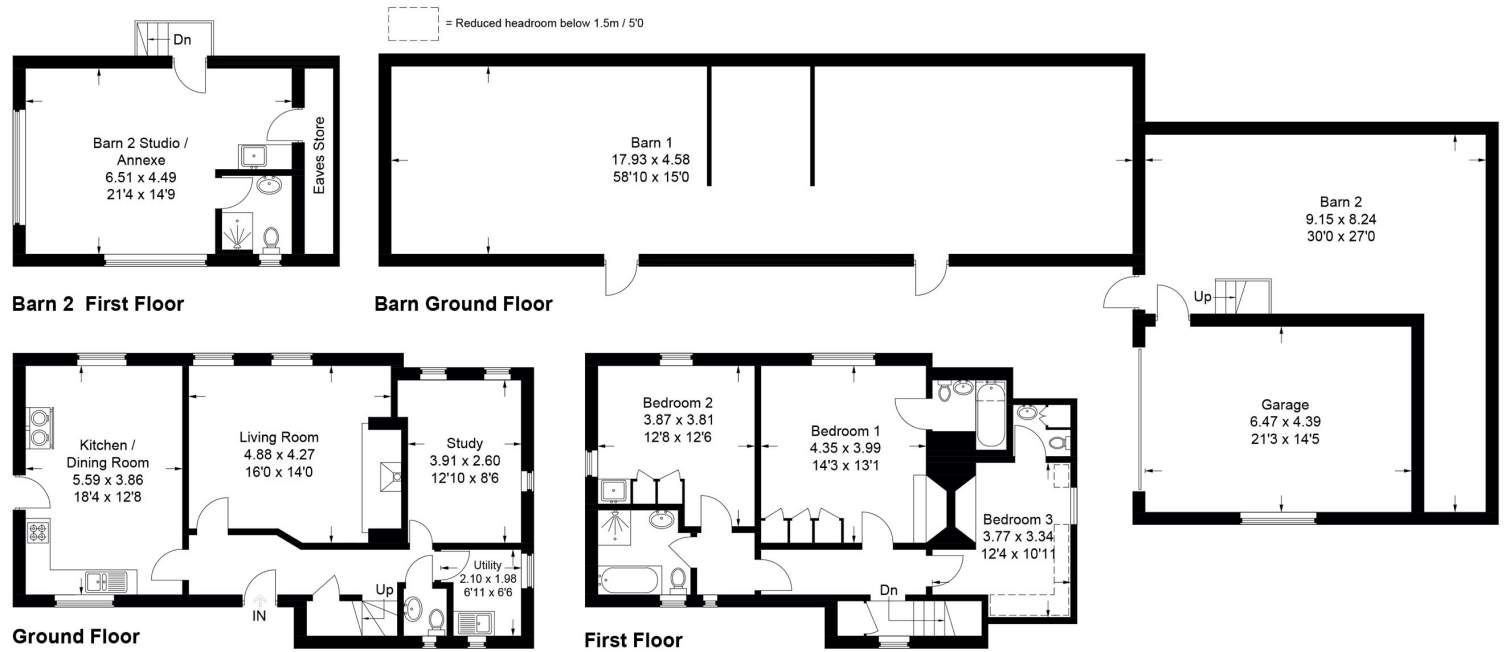
The right hand side of the driveway is laid to lawn with meandering walkways interspersed with mature shrub and wild cottage garden borders, fruit trees and timber fencing. There is a formal lawn to the side of Barn 2 with a feature topiary hedge gateway and brick steps to a lower manicured lawn. To the rear of Barn 2 there is a picket fenced vegetable garden, greenhouse and further lawn and fruit trees.



Directions: Turn right from our offices 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 towards the end on the right.

Approximate Gross Internal Area (Excluding Eaves)

Ground Floor = 71.0 sq m / 764 sq ft
 First Floor = 66.1 sq m / 711 sq ft
 Barn Ground Floor = 158.8 sq m / 1,709 sq ft
 Barn 2 First Floor = 31.1 sq m / 335 sq ft
 Total = 327.0 sq m / 3,519 sq ft



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.



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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