

PROPERTY AGENTS

JPKnight



Greenmere, Brightwell cum Sotwell OX10 0QH



Greenmere, Brightwell cum Sotwell

Occupying a superb corner plot with a fabulous 82' west facing garden a superb, extended 4 bedroom family home.

The accommodation also includes two bathrooms whilst the ground floor has a sitting room with log stove, separate 18' family room, utility/cloakroom and a 19'7 kitchen/breakfast room.

The house is set on the edge of the development and is set in this keenly sought after village with the village shop and popular local public house within easy walking distance and Didcot Parkway just 3 miles away.

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

Tenure - Freehold

Accommodation

Front door to entrance area, wood flooring, stairs with cupboard under, radiator.

Sitting Room: 16'8 x 10'11 Picture window to front, fireplace with log stove, wood flooring, downlighters, radiator.

Kitchen/Breakfast Room: 19'7 x 8'3 A bright room with a window and French doors to the garden, range of storage units with wood worktops, induction hob, electric oven, fridge/freezer and dishwasher. Wood floor and downlighters.

Family Room: 18'4 max x 9'3 Featuring a double aspect and a door to the garden, wood flooring, downlighters, radiator.





Utility/Cloakroom: Window to rear, white two-piece suite, space for washing machine, wood floor, downlighters, radiator.

Stairs to Landing: Downlighters, loft access.

Bedroom 1: 14' x 9'8 Window to rear, radiator, downlighters.

En Suite Shower Room: Fitted with a white 3-piece suite (incl. wide shower cubicle) tiling, radiator, window and downlighters.

Bedroom 2: 10'9 x 9'11 Window to front, airing cupboard, downlighters, radiator.

Bedroom 3: 11'4 x 8'8 Window to front, radiator.

Bedroom 4: 12'1 x 5'4 Window to rear, radiator, downlighters.

Bathroom: Comprising a white 3-piece suite, panelled dado, tiled floor, window, chrome radiator, downlighters.

Outside

To the Front: Twin gates lead to a gravel drive flanked by areas of lawn with a lavender border, picket and timber fencing, mature hedging and path leading to the front door.

Rear Garden: A lovely feature offering an excellent degree of privacy, facing west and extending to 82' in length. There is a large paved terrace with flowerbed border, leading to a mature lawn with timber fencing and established hedges. Side gate to the front.



Directions

Turn right from our offices, 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, follow this around the right hand bend and turn 2nd left into Greenmere, turn first right and then at the T-junction turn right the property is in the left corner.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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 : 1083sq.ft. (100.6 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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