



Brightwell Street, Brightwell cum Sotwell OX10 0RT



Brightwell St., Brightwell cum Sotwell

A magnificent Grade II listed detached family home set in the heart of this lovely village's conservation area with established gardens that offer privacy, extending to half an acre and fabulous views across the surrounding countryside. Full of period charm dating from c. mid 17th Century it was originally 2 cottages and a blacksmiths.

A recent oak framed extension to the main house has created a stunning 22' x 22' kitchen-breakfast room and pantry and main bedroom above, along with 3 further bedrooms, 2 bathrooms, vaulted dining room, 24' beamed drawing room, boot room and study. Outside there is superb oak framed annexe/studio with 2 good sized rooms, kitchen, shower room and substantial storage offering great flexibility. The terrace has been re-laid and heated swimming pool refurbished. Gated drive, detached garage, garden sheds and a real feeling of privacy, yet only minutes from village shop, pub, schools and park.



Tenure - Freehold

The property has gas central heating to radiators.

Reception Hall: Limestone floor. beamed ceiling, stairs with cupboard under, radiator, window.

Drawing Room: 23'9 x 13'8 A bright room with windows front, rear and side, beamed ceiling and wall timbers, inglenook brick fireplace with wood stove set on a stone hearth, French doors to garden.

Dining Room: 14' x 12'1 Vaulted 10'8 ceiling, exposed beams, double aspect, stone floor and a brick fireplace with 'Jetmaster' open fire: radiator.

Study: 14'5 x 4'10 Windows front and side, wood floor, fitted bookshelves and cupboards. Loft access and radiator.

Kitchen/Breakfast Room: 21'10 x 21'7 An oak framed room featuring full width views of the pool and garden, range of storage units with stone worktops, inset sink, island unit, electric Aga with adjacent gas cooker, fridge freezer, dishwasher, extractor hood, limestone floor, radiator, down lighters. Walk-in Pantry 9' x 3'8.





Boot Room: 12'10 x 6'2 French doors to garden, limestone floor, skylight, down lighters, gas boiler.
 Bedroom 2/Guest Suite: 11' x 10'3 (excl. cupboards) Bay window with casement door to rear, exposed beams and timbers, vaulted ceiling, 2 wardrobes and radiator.
 En Suite Shower Room: White 3-piece suite, limestone tiling, side window, down lighters and radiator.
 Stairs to Landing: Window to rear, feature exposed 'wattle and daub' panel.
 Bedroom 1: 13'3 x 10'6 An oak framed room, lovely view across the grounds, radiator.
 Bedroom 3: 14'8 x 11'5 (incl. wardrobes) Side aspect, exposed beams and timbers, large chimneystack and wardrobe.
 Bedroom 4: 10' x 10' Front aspect, wall timbers, wardrobe, cupboard and radiator.
 Bathroom: White 3-piece suite with shower above the bath, wood style floor, front aspect, tiling, down lighters, radiator.

Outside
 Gated Drive: Laid to gravel and 31' in length.
 Detached Garage: 21'1 x 10'7 Twin doors and power.
 Grounds:
 Facing south the gardens extend to 260' in length abutting open farmland at the rear. Predominantly set to lawn there are established borders with further shrub planting. There is a recently re-laid stone terrace behind the house and around the pool.
 Heated Swimming Pool: 32' x 16' Recently relined the pool is well maintained with cover, air source heater and and filtration plant.
 Oak Annexe/Studio: Built in 2019 with separate gas & electric supply, comprising:
 Kitchen: 9'11 x 8'7 Belfast sink and wood worktop with appliance spaces. Tiled floor, radiator.
 Room 1: 12'10 incl. cupboards. X 11'8 French doors to pool, wood floor, full width fitted cupboards.
 Room 2: 12'10 incl. cupboards. x 12'5 Double aspect, full width storage, radiator, wood floor.
 Shower Room: 3-piece suite, tiling, radiator, window.



Directions

Turn right from our offices into St Martins Street 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 2 left into High Road, follow this around the right hand bend and turn first left into Bell Lane, follow this through 2 bends and at the T- junction turn right. Continue past the Red Lion into Brightwell Street, the property is shortly on the left.

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.



Approximate Gross Internal Area
 Ground Floor = 148.0 sq m / 1,593 sq ft
 First Floor = 58.3 sq m / 628 sq ft
 Annex = 42.4 sq m / 456 sq ft
 Garage = 22.0 sq m / 237 sq ft
 Total = 270.7 sq m / 2,914 sq ft



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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