

PROPERTY AGENTS

JPKnight



Mackney Lane, Brightwell cum Sotwell OX10 0SQ



Mackney Lane, Brightwell cum Sotwell

Built 70 years ago by the current owners and on the market for the first time, an attractive family home in a delightful semi-rural location in this sought after village.

The house comprises 3 bedrooms, bathroom and 2 cloakrooms, a 28' living room, dining room and kitchen: a side passage links it to the garage.

Outside there is a pretty front garden, cobbled driveway whilst the rear garden is very private and extends to 95' facing due west.

Close to the village shop, pub, park and school it is just under 4 miles to Didcot

Parkway train station and just over 2 miles to Wallingford.

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



Tenure - Freehold

Enclosed entrance porch with tiled floor.

Inner Hall: Stairs to landing, cupboard under, radiator.

Cloakroom: 2-piece suite, window and radiator.

Living room 27'7 x 12'9 – 10'5 Double aspect with a window to the front and sliding patio doors out to the garden, fireplace with wood surround, tiled inset and hearth, 2 radiators.

Dining room 13'8 x 11'10 Bay window to the front side window radiator, cupboards.

Kitchen: 16'10 x 9'4 Range of storage units, worktops, 1½ bowl sink, electric hob, extractor hood, double electric oven, further appliance spaces, window overlooking the garden, radiator, door to side passage.





Stairs to Landing: Window to the rear, radiator, loft access.

Bedroom 1 11'11 x 11'10 Double aspect with windows to front and side, range of wardrobes and cupboards, radiator.

Bedroom 2: 14'8 x 8'3 max. Front aspect and radiator.

Bedroom 3: 10'5 x 8'4 Rear aspect and radiator.

Bathroom: Fitted with a 3-piece suite including walk-in bath with shower unit, tiling, window, radiator. Airing cupboard housing gas boiler with shelving.

Separate Cloakroom: Fitted with a 2-piece suite and window.

Outside

Covered side passage: 26'5 x 5' Doors to both drive and garden, two skylights, cupboards, access to garage and kitchen.

Garage 19'9 x 8'1 Up/over door, side window and door to the passage.

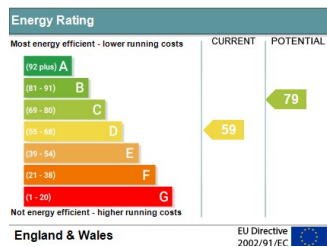
Front Garden: Cobble effect drive and path to the front door, area of lawn bordered by flowerbeds, mature side hedges, Decorative wall to the front, twin wrought iron gates.

Rear Garden: A lovely feature it is 95' in length and faces west with a full width paved terrace leading to a large lawn, with mature side borders and pond: timber fencing with ranch style fencing to the end.

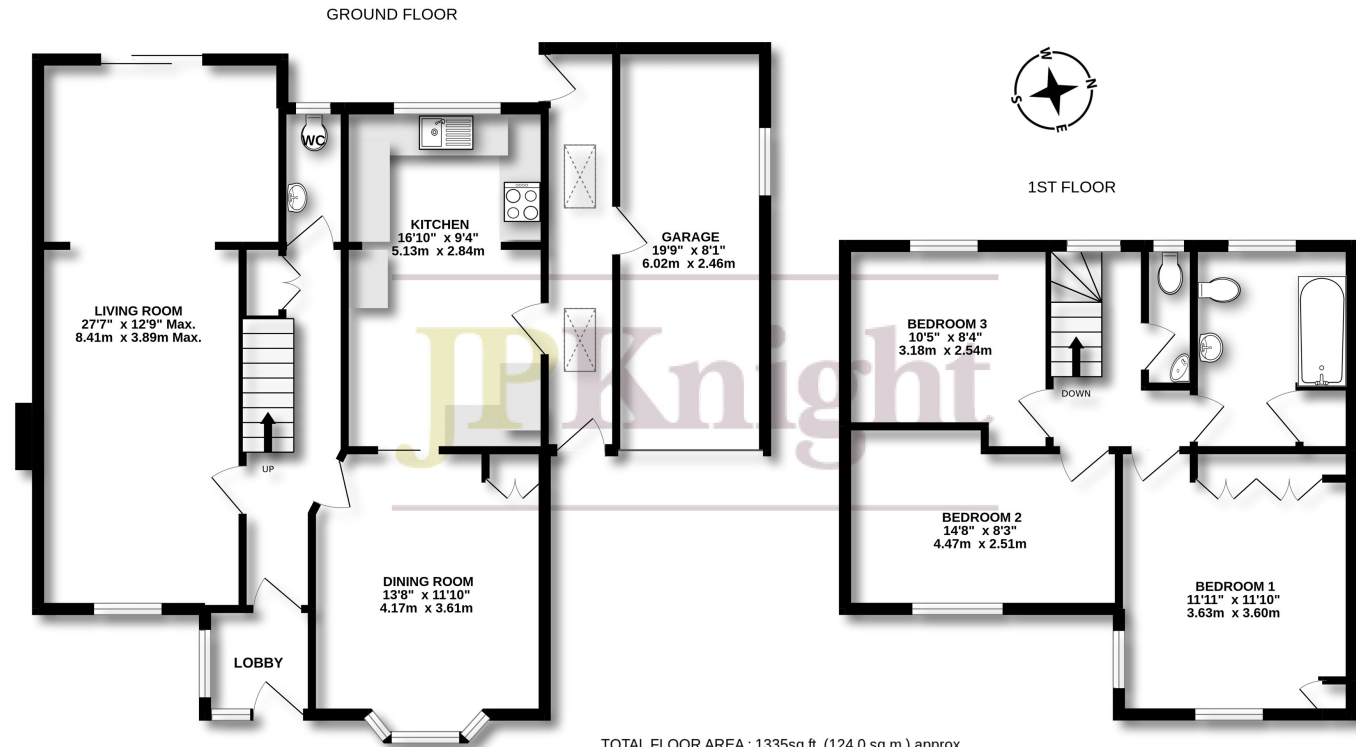
Bricks store. Side store.



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.



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 : 1335sq.ft. (124.0 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.
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