

PROPERTY AGENTS

JPKnight



Monks Mead, Brightwell cum Sotwell OX10 0RL



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On the market for the first time in over 35 years, a wonderful opportunity to acquire this substantial detached family home sitting in a ¼ acre plot. Accommodation comprises three reception rooms including a 22'10 triple aspect living room with bi-fold doors to the garden, kitchen/breakfast room, utility, and cloakroom. On the first floor there are four good sized bedrooms and two bathrooms.

The secluded rear garden faces south, a stunning feature offering a great deal of privacy with a full width paved terrace and large established lawn interspersed with trees.

There is driveway parking to the front for several cars, large lawned frontage and double garage.



Tenure - Freehold

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

Accommodation

Entrance Porch: Front door and window, tiled floor, electric heater, downlighter.

Entrance Hall: Under-stair cupboard, radiator, stairs to landing.

Kitchen: 12'6 x 9'11 Window to rear, range of storage units with worktop, stainless steel sink unit, integrated dishwasher, double oven, microwave and fridge, electric hob with extractor hood above, radiator.

Living Room: 12'5 x 22'10 Triple aspect with bi-folding doors to the garden, fireplace with coal effect gas fire, marble surround and hearth and wooden mantel, two radiators.

Dining Room: 11'8 x 10'4 Window to rear, radiator.

Study: 9'7 x 8'1 Window to front, radiator.

Utility Room: 7'4 x 6'7 Window and door to garden, range of storage units and worktop, stainless steel sink unit, appliance spaces, radiator.





Stairs to landing: Window to front, airing cupboard, loft access.

Bedroom 1: 11'8 x 11'4 Window to rear, fitted wardrobes, radiator.

Ensuite Shower Room: 8'9 x 6'4 Window to front, white four-piece suite including basin vanity unit, tiling, downlighter, radiator.

Bedroom 2: 10'9 x 12'5 (into bay) Bay window to front, fitted wardrobes, radiator.

Bedroom 3: 11'5 x 12'5 Window to rear, fitted wardrobe, radiator.

Bedroom 4: 8'8 x 7'10 Window to rear, fitted wardrobe, radiator.

Shower Room: Window to front, white three-piece suite including basin vanity unit, tiling, radiator.

Outside

The rear garden is beautifully landscaped with a full width patio leading to a manicured lawn bordered with mature shrubs and interspersed with trees and rose filled flowerbeds. There is a greenhouse and shed, hedge and timber fence boundary and gated access to the front. The rear of the house has an electric shade awning.

The block paved driveway has parking for several cars leading to a double garage. There is a large established lawn frontage interspersed with trees and flowerbeds.

Garage: 16'9 x 17'5 Two electric up and over doors, power and light and eaves storage.

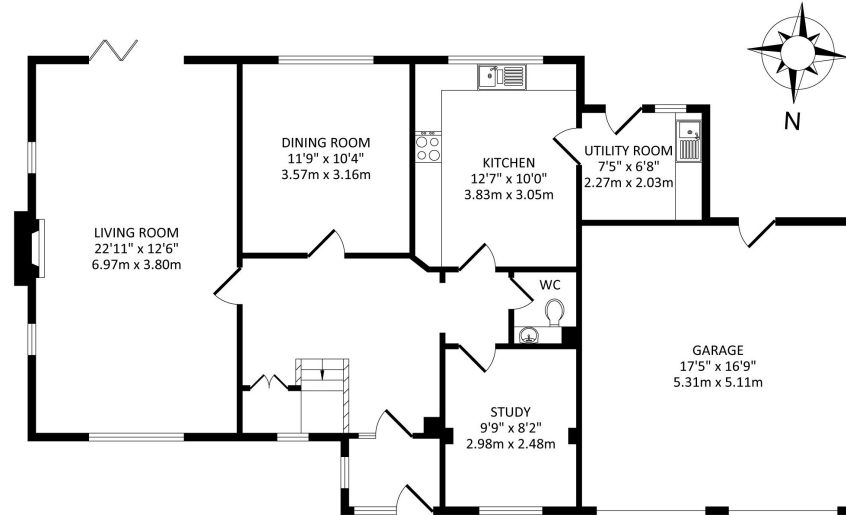


Directions

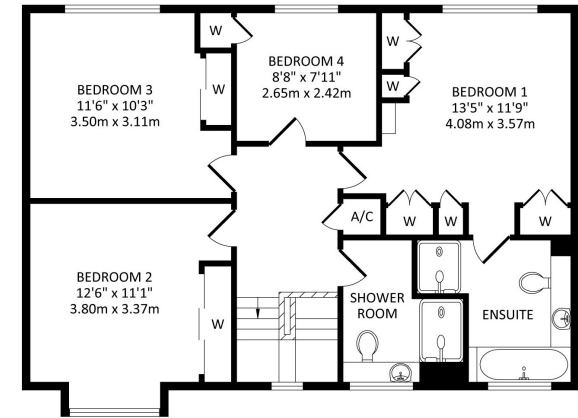
From our offices head north on St Martins Street and turn left onto High Street. At the roundabout, continue straight over onto Station Road onto Wantage Road. At Slade End roundabout and take first left onto Slade End. Continue onto Sotwell Street for 0.3 miles and right into Monks Mead where the property is at the end on the right hand side.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR



FIRST FLOOR



TOTAL FLOOR AREA : 1961 sq.ft. (182.20 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

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.

