

PROPERTY AGENTS

**JP**Knight



Sotwell Street, Brightwell cum Sotwell OX10 0RH



## Sotwell Street, Brightwell cum Sotwell OX10 0RH

A beautifully presented detached family home set in secluded grounds extending to a 1/3 of an acre with a south facing rear garden.

The immaculate accommodation comprises an imposing entrance hall with a vaulted ceiling, open plan kitchen/breakfast/garden room, 21' double aspect living room, separate dining room/study, utility and WC. On the first floor there are four double bedrooms and two bathrooms. There is an extensive driveway leading to a 29'6 garage and landscaped rear garden with a large paved terrace and established lawn.

The property is ideally located in the heart of this popular village just 1.5 miles from the centre of Wallingford and under 5 miles to Didcot Parkway train station.

## Tenure - Freehold

The property has gas central heating to radiators and double glazing throughout.

### Accommodation

Entrance Hall: 17'1 x 15'11 An impressive hall with an oak front door and vaulted ceilings, window to the side, ceiling timber, tiled floor, under-stair cupboard, three radiators, stairs to landing.

Kitchen/Breakfast Room: 19'2 x 11'10 Window to rear, range of storage units and island with Okite resin and wooden worktops, space for range cooker with extractor hood above, integrated dishwasher, fridge/freezer, and microwave, radiator, downlighters.

Open to:

Garden Room: 10'10 x 8'2 Two Velux windows, sliding doors and window to garden, tiled floor, two radiators.

Living Room: 17'10 x 21'0 Double aspect with a window and sliding doors to the garden, log stove with tiled hearth, solid oak wood floor, downlighters.

Dining Room: 12'1 x 16'4 Bay window to front, solid oak floor, downlighters, radiator.





Cloakroom: Window to front, white two-piece suite including basin vanity unit, radiator, ceiling timber, tongue and groove panelling, radiator, tiling.  
 Utility: 10'8 x 8'3 Window to side, stable door to garden and door to garage. Range of storage units and worktop, stainless steel sink unit, appliance space, downlighters.

Stairs to landing: galleried with a window to the front, linen cupboard, two radiators.

Bedroom 1: 18'0 x 16'10 Double aspect, two fitted wardrobes, two radiators, downlighters.  
 Ensuite Shower Room: Window to front, three-piece suite including basin vanity unit, radiator, downlighters.  
 Bedroom 2: 13'10 x 9'1 Window to rear, fitted wardrobe, radiator.

Bedroom 3: 13'10 x 9'0 Window to rear, fitted wardrobe, radiator.

Bedroom 4: 8'0 x 9'4 Window to front, radiator, downlighter.

#### Outside

To the front there is a large gravel driveway with parking for several cars flanked with a lawn and well stocked borders, timber fence, shrub and tree boundary with gated access to the rear.

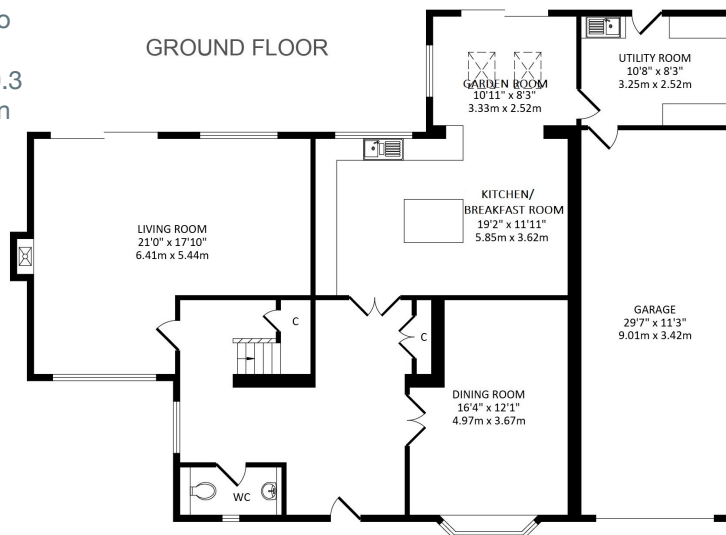
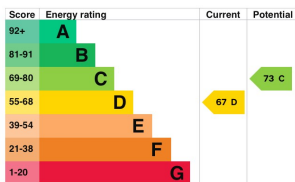
Garage: 29'6 x 11'2 Electric up and over door, boiler, power and light.

The rear garden is beautifully landscaped with a large paved terrace leading to a well established lawn, mature manicured hedge and tree boundary, summerhouse and shed.



**Directions**

From our office head north and take first left onto High Street, go straight over the roundabout onto Station Road and continue onto Wantage Road. At Slade End roundabout go straight over onto A4130, turn left onto Slade End and continue for 0.3 miles where the Property will be on the left hand side.



**TOTAL FLOOR AREA : 2186 sq.ft. (203.10 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.

