

Brightwell cum Sotwell OX10 0RQ







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A magnificent double fronted detached family home in delightful grounds of an acre with far reaching views across open farmland. Approached via a long gated drive there are 4 double bedrooms, along with a drawing room, family room, conservatory and superb 21' x 19' kitchen -breakfast room. It is privately situated on the edge of this sought after village.

Accommodation

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

Entrance Hall: Front door, side window and wood flooring: stairs to landing.

Freehold

Drawing Room: 20'2 x 18'7

A bright double aspect room with 2 windows facing the rear one to the side, fireplace housing a

log burning stove with wood mantle.

Family Room: 15'3" x 11'10"

Bay window to the front, window to the rear,

herringbone woodblock floor.

Kitchen/Breakfast Room: 20'10 x 19'3:

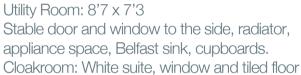
There are 2 windows to the front and 2 velux windows, wood floor. The kitchen has a range of hand built storage units with wood worktops, a gas fired range also heats the water and central heating, extractor hood.

Conservatory: 17'10 x 12'3

Tiled floor, glass roof and twin French doors to garden.







Stairs to Galleried Landing: Window to the front, radiator: loft access.

Bedroom 1: 15'3 x 12'4 Views across farmland, 2 radiators. En Suite Shower Room:

A white 3 piece suite with tiling, window and radiator.

Bedroom 2: 13'10 x 12'
Double aspect and radiator.
Bedroom 3: 13'8 x 11'9
Side aspect and radiator.

Bedroom 4: 11'10 x 10'1 Window to the front and radiator Bathroom:

4 piece suite with a corner bath and shower. Tiled walls and floor, window and radiator.

Outside

Set in an acre of ground it is approached via a sweeping gravel drive that widens in front of the house creating a parking/turning area. A large lawn, interspersed with shrubs and plants, leads down to an orchard.

Double Garage: 18'9 x 18'3 Light/power with two sets of twin doors.

A terrace extends across the rear with plant and walled borders, paved seating area with pergola. There are mature hedges and timber fences: it abuts open farmland across the rear.

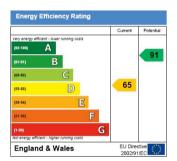




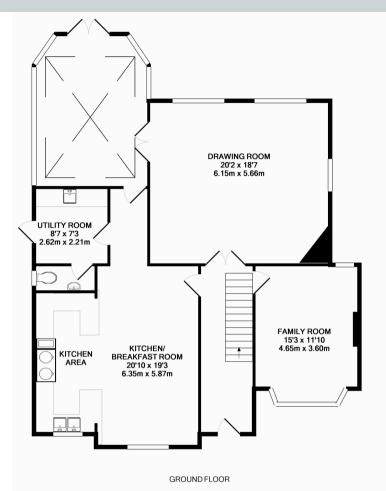


Directions

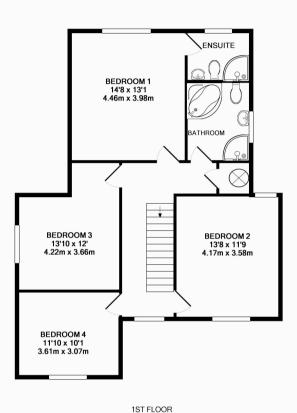
Turn right from our offices to the traffic lights by Waitrose, turn left into High Street, follow this over the mini roundabout into Station Road, continue to the large roundabout with the A4130 and proceed straight across. Turn 1st left into Slade End, proceed around the right hand bend and turn left between the Slade End and Sotwell Street road signs into an un-made road. The gate to 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 APPROX. FLOOR AREA 2293 SQ.FT. (213.0 SQ.M.)

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 of 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 by the property of th

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