



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.





Utility Room: 8'7 x 7'3

Stable door and window to the side, radiator, appliance space, Belfast sink, cupboards.

Cloakroom: White suite, window and tiled floor

Stairs to Gallered 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.



