



Bakers Lane, Brightwell cum Sotwell OX10 0QA



## Brightwell cum Sotwell

Originally created from 2 cottages by renowned author/draftsman Sydney R Jones and featured in many of his books a charming detached Grade II listed cottage: dating from c.1600 it has driveway parking and features private gardens and terrace. Previous occupants include a respected Hollywood actor, it occupies a raised corner plot close to the village shop and public house in this sought after village.

### Accommodation

The property has gas central heating to radiators.



## Freehold

Entrance Hall: Window to the front.

Cloakroom: Two piece suite, window.

Dining Room: 13'8 x 10'6

Painted beamed ceiling and wall timbers, glazed stable door to rear garden, stairs to landing with cupboard under, radiator.

Sitting Room: 13'8 x 10'5

Dual aspect with windows front and rear, stone Inglenook fireplace with raised hearth and wooden mantelpiece, beams and timbers, radiator.

Study: 13'2 x 6'1 max.

Set behind chimneybreast with a 5'3 casement door to front.





Kitchen: 14' x 11'

With windows to front and rear, quarry tiled floor, large brick fireplace with recess for range, storage units with tiled tops, white sink unit, painted beamed ceiling and appliance space.

Boot Room: 14'4 x 5'3 Quarry tiled floor, 2 radiators, range of cupboards and gas boiler.

Bedroom 3: 10'2 x 7'4 Front aspect, range of cupboards with space for washing machine and tumble drier, quarry tiled floor and radiator.

Bathroom: Fitted with a white 3 piece suite including a shower above the bath, window, quarry tiled floor and radiator.

Stairs to Landing: Rear aspect, eaves cupboards and wall timbers.

Bedroom 1: 12'1 x 10'4 (at floor level)

Window to the rear, exposed timbers and beams: eaves cupboards and a vaulted ceiling.

Large Eaves Recess: set behind the chimneystack with a window to the side.

Bedroom 2: 12'1 max x 11'10 incl. cupboards. Range of fitted cupboards, radiator and wall timbers.

Outside

Front Garden

Mature privet hedge, steps to front gate, path to front door and lawn to side.

Timber shed in corner,

Rear Garden:

Large paved sun terrace with picket fence, yew hedging, steps to far lawn approx. 30' in length with established borders, the grounds enjoy excellent privacy. A gate leads to steps down to the drive.

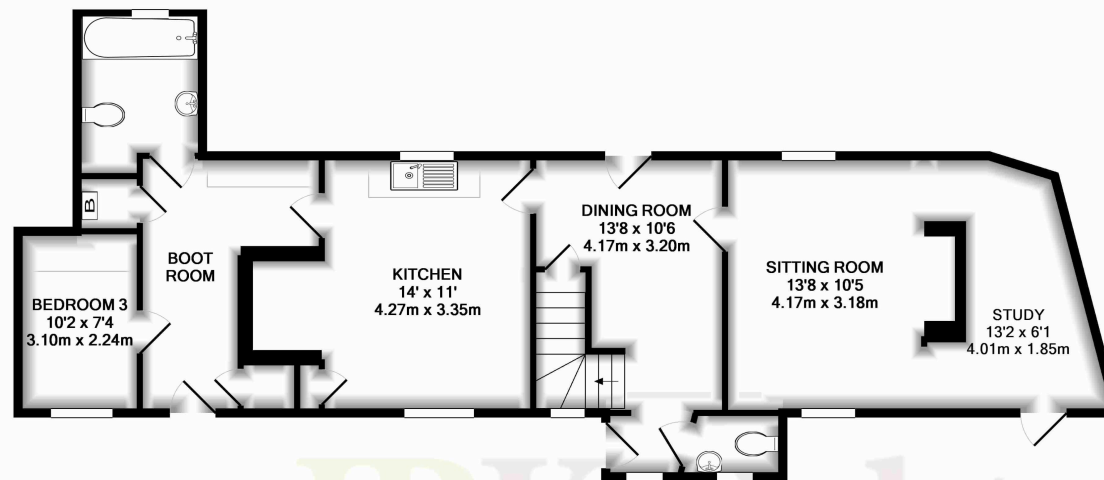
Store: 20'3 x 9'6 With a gate to the drive.



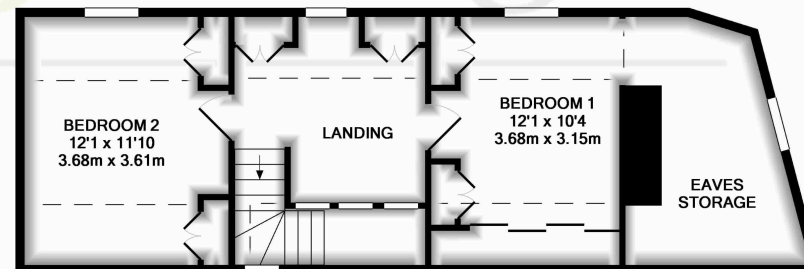
### Directions

Turn left from our offices into St Marys Street, follow this through the one way system to the traffic lights by Waitrose, here 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 2<sup>nd</sup> left into High Road, follow this around the right hand bend and turn first left into Bell 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.



GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 1441 SQ.FT. (133.9 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, 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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