



The Square, Brightwell cum Sotwell OX10 0SB





## Brightwell cum Sotwell

A charming period cottage believed to date from the latter part of the 18<sup>th</sup> century and set in the heart of this desirable village within close proximity of the local shop and public house. It has three bedrooms, two bathrooms along with two reception rooms, stylish kitchen, utility room and a cloakroom. It has delightful details such as wall timbers, exposed beams and fireplaces: outside an attractive courtyard to the front, garage and an established 30' garden.

### Accommodation

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



## Freehold

### Accommodation

Front door to;

Dining Hall: 14'5 x 13'5

Stable door and window open out to the garden, brick fireplace with tile/brick hearth, quarry tiled floor, a door opens to the staircase with a cupboard under, radiator.

Sitting Room: 14'9 x 12'1

Picture window out to the front, sash window to the garden, fireplace with a 'Clearview' log stove set on a terracotta tiled hearth (there is access via a floor hatch to a cellar which is 11'6 x 10'9 with a 5ft ceiling height).

Kitchen: 10'8 x 10'8

Window out to the front courtyard, attractive range of storage units with granite worktops and upstands, an induction hob with extractor above, double electric oven, Belfast sink, further appliance space, quarry tiled floor, radiator and down lighters.







Utility Room: 7'9 x 5'6

Range of cupboards woodwork tops and Belfast sink, space for a washing machine, quarry tiled floor, radiator and gas boiler, door to the garage.

Cloakroom: White 2-piece suite, radiator, quarry tiled floor and window.

Staircase to Landing: Radiator, loft access, exposed wall beams.

Bedroom 1: 11'4 x 10'7

Front aspect, radiator.

En Suite Bathroom: Fitted with a white three-piece suite including a stylish slipper bath with a shower above, tiling, window, radiator and corner cupboard.

Bedroom 2: 13'5 x 12'1

Front aspect, wood floor, two double wardrobes, exposed brickwork and wall timbers: radiator.

Bedroom 3: 11'5 x 7'10

Window overlooking the garden, radiator: cupboard.

Bathroom: Fitted with a three-piece white suite, tiling, wood floor, radiator, Velux window and wall timbers.

Outside

Courtyard Front Garden: 19' long with terracotta tiling, border beds with shrubs and plants, picket fence with a gate to the front.

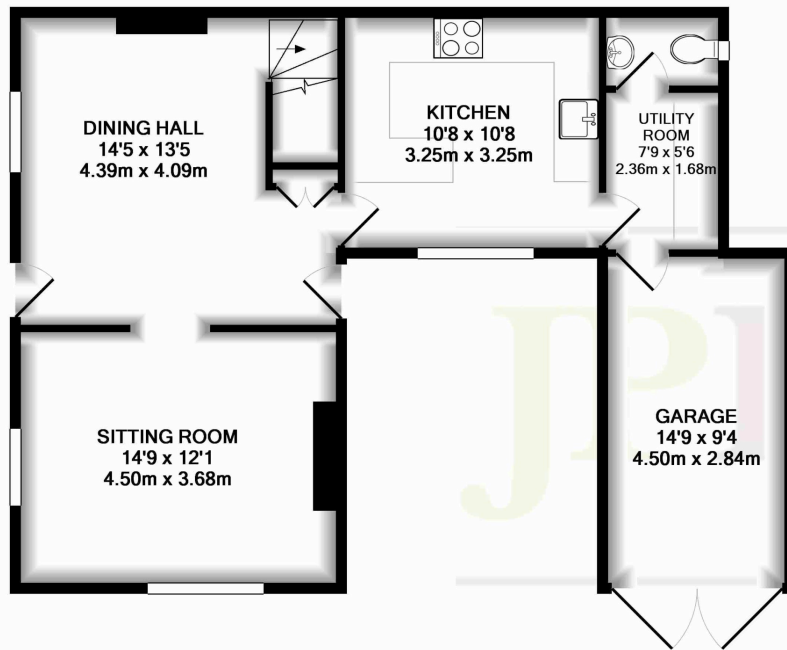
Garage (for a small car): 14'9 x 9'4

Twin doors, window, door to the utility room, loft storage space.

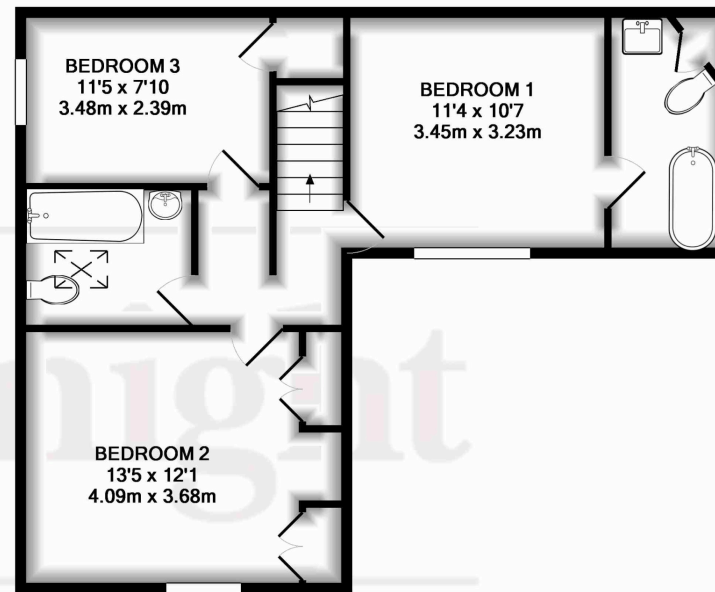
Garden:

Extending 30' in length with a timber deck, path via side gate to the front, a picket fence and gate open into the lawn with pretty cottage style shrub and plant borders, a mature privet hedge, two Silver Birch and a Contorted Willow, timber fence to one side and a brick pathway.





GROUND FLOOR



1ST FLOOR



TOTAL APPROX. FLOOR AREA 990 SQ.FT. (92.0 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, 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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**Directions**

Turn right from our offices into St Martin's Street, turn left at the traffic lights by Waitrose, continue to the large roundabout with the A4130 and proceed straight across. Turn 2<sup>nd</sup> left into High Road, follow the road to the right and take the 3<sup>rd</sup> left into Church Lane, at the end park by the war memorial, the property is on the corner.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			83
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**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.

