

PROPERTY AGENTS

JPKnight



High Road, Brightwell cum Sotwell OX10 0QR



High Road, Brightwell

An established semi detached home that dates from the 1930s, it is situated in a private plot with gated drive and a superb 88' south-facing garden: in addition it has a detached self-contained annexe. The main house has 3 bedrooms, bathroom, shower room, sitting room and kitchen-breakfast room. Set in this lovely village it is just 3 miles from Didcot Parkway train station.

Accommodation

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



Freehold

Arched stable front door to:

Entrance Hall: Window to the front, staircase.

Living Room: 15'9 x 12' Fireplace with marble surround and hearth, radiator, under-stair cupboard housing Megaflor water tank, door and window to:

Conservatory: 12'10 x 12'2 Double glazed and set on a brick plinth with glass roof, 2 sets of doors to the garden and 2 radiators.

Kitchen/Breakfast Room: 14'8 x 10'6

Triple aspect with doors to rear and side, range of storage units, worktops, white sink, electric hob and oven, further appliance spaces. To the front there is a workstation set in a 4' x 4' recess with window and gas boiler.





Shower Room: White suite including shower cubicle and glass sink set on a marble base, tiling, radiator and 2 windows. *Lobby with space for washing machine.*

Stairs to Landing: Cupboard.

Bedroom 1: 10'9 x 9'5

Rear aspect, wardrobe, radiator and feature cast iron fireplace.

Bedroom 2: 10'6 x 9'7

Feature cast iron fireplace, radiator and rear aspect.

Bedroom 3: 11'4 x 8'6

Front aspect, radiator, loft access.

Bathroom: White 3-piece suite incl. corner bath, tiling, radiator and velux.

Outside

Detached Annexe/Self-contained Studio: 18'6 x 17'4

Double aspect with French doors and 2 windows (double glazed) pine floor and under-heating.

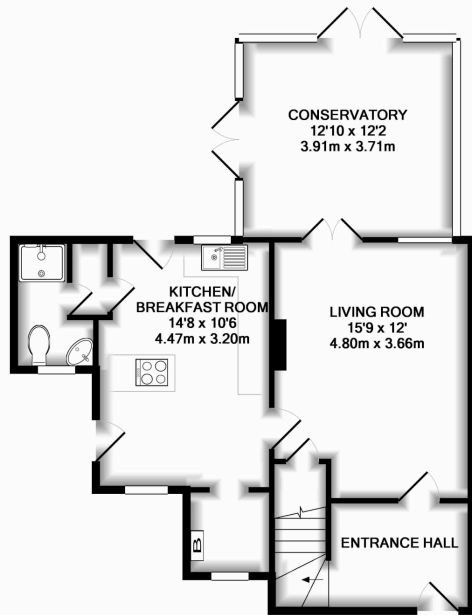
Shower Room: White suite, *corner shower*, pine floor, window and radiator.

Mezzanine: 18'6 x 8' Pine floor and balustrade, 3 velux windows.

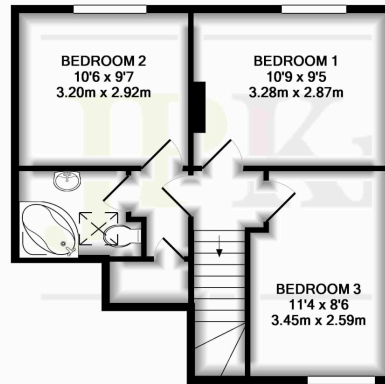
Front Garden: Twin 5-bar gates open to a gravel drive, area of lawn interspersed with mature shrubs and trees, enclosed by timber fencing with a path to the front door.

Rear Garden: Full width paved terrace beyond which there is a large lawn with established fruit trees and side border beds, side area of decking leading to the timber shed. The garden has enclosed timber fencing and a side gate.

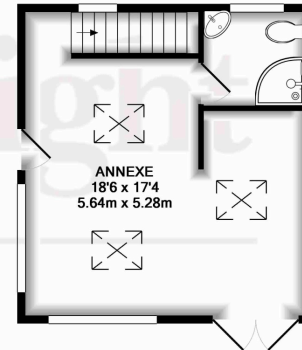




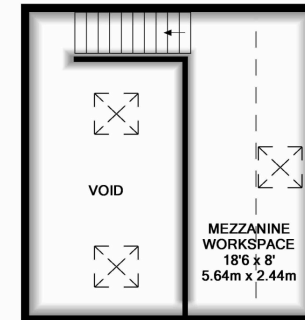
GROUND FLOOR



1ST FLOOR



ANNEXE GROUND FLOOR



ANNEXE 1ST FLOOR

TOTAL APPROX. FLOOR AREA 1023 SQ.FT. (95.0 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 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 2nd left into High Road, follow the road to the right and take the 3rd left into Church Lane, the property is on the right.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		46	50
(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.

