



High Road, Brightwell cum Sotwell OX10 0QU



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A substantial 1930s detached house set in private grounds of half an acre within this keenly sought after village. The property comprises 4 bedrooms and 2 reception rooms along with a kitchen with pantry and utility room. Outside there is a large, gated drive and a detached garage whilst to the rear and side extend private south facing gardens.

Tenure - Freehold

Accommodation

Entrance Hall: Port hole window, oak floor, radiator, stairs to landing with cupboard under.

Cloakroom: 2-piece suite, quarry tiled floor and a window to side.

Sitting Room: 18'6 x 13'5

Bay window with a fitted window seat to the rear, fireplace with a pine surround and stone hearth: oak floor, radiator and picture rail.

Family Room: 16'8 x 12'

Brick fireplace with quarry tiled hearth, windows flank the fireplace, two French doors open to the garden, oak floor, picture rail and radiator.





Kitchen/Breakfast Room: 13'7 x 10'5
Window to the side, quarry tiled floor, storage cupboards, stainless steel sink, space for a cooker, twin oven AGA, radiator. Walk-in pantry, quarry tiled floor and shelves, space for a fridge freezer with window to the side.

Rear Lobby: Door to the side garden, quarry tiled floor.

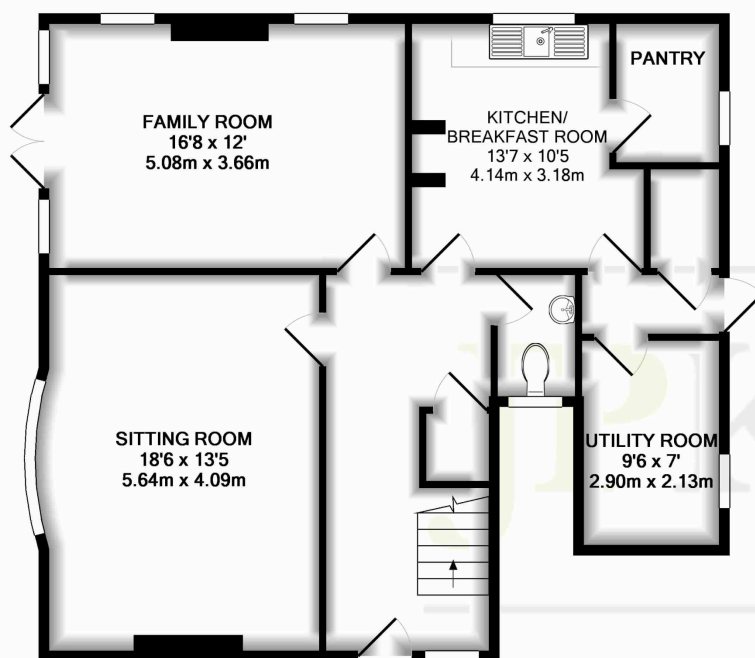
Utility Room: 9'6 x 7'
Window, quarry tiled floor, space for washing machine and gas boiler.

Stairs to Landing: Loft access, airing cupboard.
Bedroom 1: 15'2 x 13'5
Window to the rear and side, tiled fireplace: radiator, picture rail and wardrobe.
Bedroom 2: 15'3 x 11'5
Window to the rear, tiled fireplace: radiator.

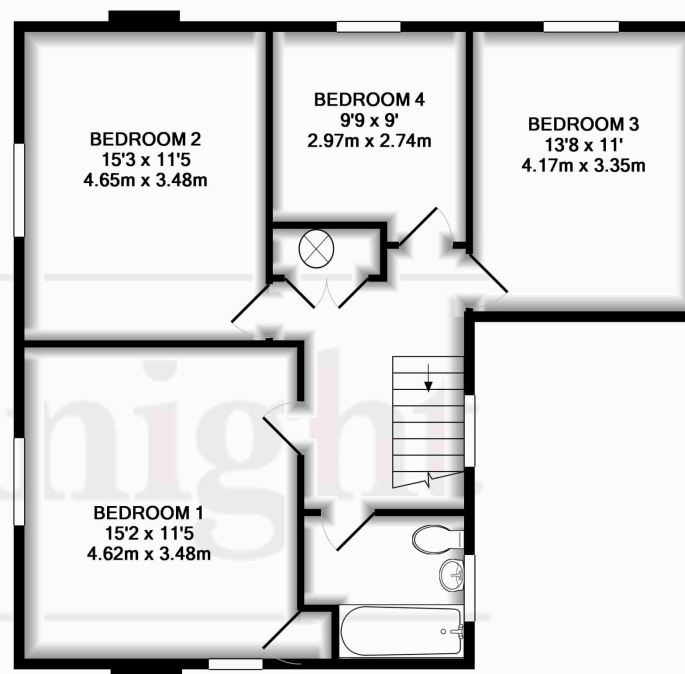
Bedroom 3: 13'8 x 11'
Window to the side, radiator: hand basin.
Bedroom 4: 9'9 x 9'
Window to the side: picture rail.
Bathroom: Fitted with a 3-piece suite including a bath with shower attachment: tiling, window, radiator.

Outside
Extensive 77ft driveway with gated drive running down to the side of the property.
Detached Garage: In front of the house.
Grounds
There is a lawn across the front of the property, this extends to the far side of the house with mature trees and shrubs and side border. A pathway leads around the property with an area of lawn across the rear, flowerbed and hedge. Beyond is a further area of lawn interspersed with mature trees and shrubs. The gardens abut farmland to the side.





GROUND FLOOR

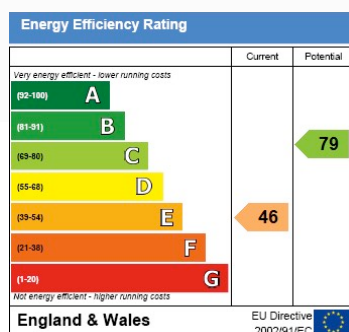


1ST FLOOR



Directions

Turn right from our offices into St Martin's Street, turn left at the traffic lights into High Street, follow this over the mini roundabout into Station Road, continue to the large roundabout with the A4130 and proceed straight across. Take the 3rd left into High Road, turn immediately right into the spur, the house is the last on the left.



TOTAL APPROX. FLOOR AREA 1658 SQ.FT. (154.0 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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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.

