

PROPERTY AGENTS

JPKnight



Greenmere, Brightwell cum Sotwell OX10 0QW



View to front



Greenmere, Brightwell cum Sotwell

Tucked away in a quiet traffic free location within this extremely popular village, a well presented bungalow with an enclosed east-facing garden. Facing out across a small green the property comprises a sitting room, kitchen, conservatory, 2 bedrooms, box room and shower room. There is a village shop and popular local public house within easy walking distance: Didcot Parkway is just 3 miles away.

Tenure - Freehold

Accommodation

The property is double glazed throughout.

Entrance Hall:

Electric storage heater, airing cupboard.

Sitting Room: 13'8 x 12'4

Picture window overlooking the green to the front: feature fireplace with white surround and electric storage heater.

Kitchen: 12'4 x 7'3

Range of storage units, worktops, stainless steel sink, electric ceramic hob, extractor hood above, electric oven and further appliance space. Down lighters, door and window through to:





Conservatory: 13' x 11'3
Set on a brick plinth, French doors open to the garden.

Bedroom 1: 11'8 x 11'3 incl. wardrobes.
Window overlooking the rear garden, range of fitted wardrobes, electric storage heater.

Bedroom 2: 9'9 x 8'5
Front aspect over the green, electric storage heater.

Study/Box Room: 8'5 x 4'10
Loft access.

Shower Room:
Fitted with a 3-piece suite including a wide shower cubicle with shower unit, tiling, velux window, down lighters.
Outside

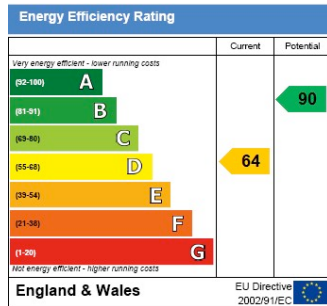
There is a small front garden laid to lawn with flower and plant borders, a path leads to the front door. The garden abuts an open green to the front.

Rear Garden:
Facing east the garden is approximately 27' in width and enclosed by timber fencing with gated rear access. There is a paved terrace leading to an area of lawn, with established shrubs and plants to the borders.

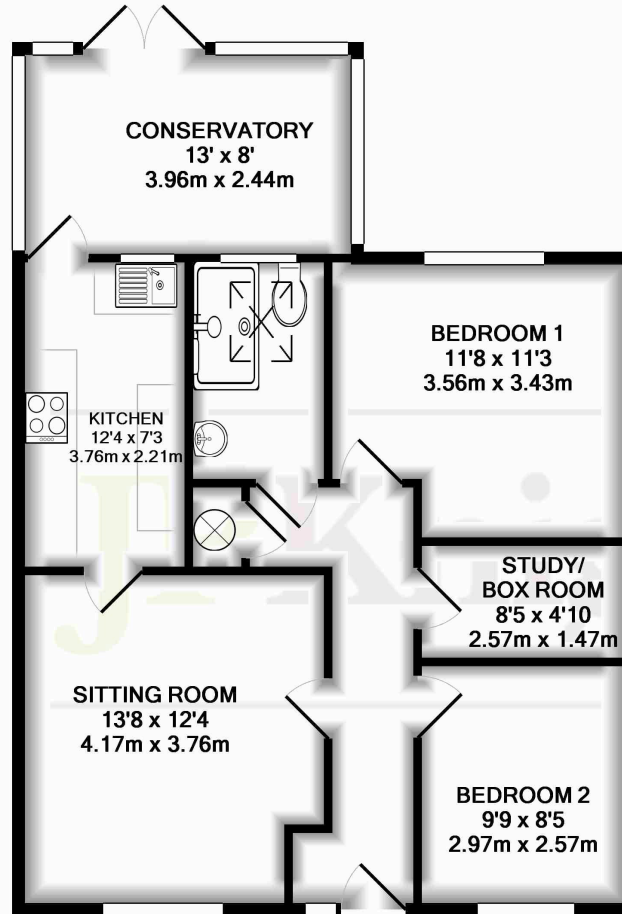


Directions

Turn right from our offices, left at the traffic lights by Waitrose 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 this around the right hand bend and turn 2nd left into Greenmere, at the T-junction turn left the property is on the left.



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.



TOTAL APPROX. FLOOR AREA 732 SQ.FT. (68.0 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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