



Grove Cottages, West End
Brightwell cum Sotwell OX10 0RZ


JP Knight
PROPERTY AGENTS

Grove Cottages, West End, Brightwell cum Sotwell OX10 0RZ

Freehold

Description

In a semi rural location on the edge of this sought after village, a 3 bedroom semi detached home that is in need of updating with potential to extend, subject to the usual consents. The property has a superb 150' rear garden and a gated garden/drive to the front. It is just 3.6 miles from Didcot Parkway train station.

Accommodation

The property is double glazed.

Entrance Hall: Stairs to landing.

Living Room: 14'4 x 13' The room features a tiled fireplace, a window overlooks the rear garden, two electric storage heaters.

Kitchen: 12' x 8'5 Window and door to the rear, wood burning stove, cupboards to the side, sink with cupboards below, walk in under stair larder with window.





Inner Lobby: Door to:

Downstairs wc: Fitted with a low level wc, window and electric heater.

Bathroom: White suite of bath and sink, window and electric heater.

Stairs to Landing: Window to the front, loft access.

Bedroom 1: 16'3 x 11'1 A double aspect room with windows to the front and rear, cast iron fireplace, over stair cupboard and electric heater.

Bedroom 2: 11'10 x 8' Rear aspect, cast iron fireplace and electric heater.

Bedroom 3: 8'5 x 8'1 Side aspect, hot water tank.

Outside

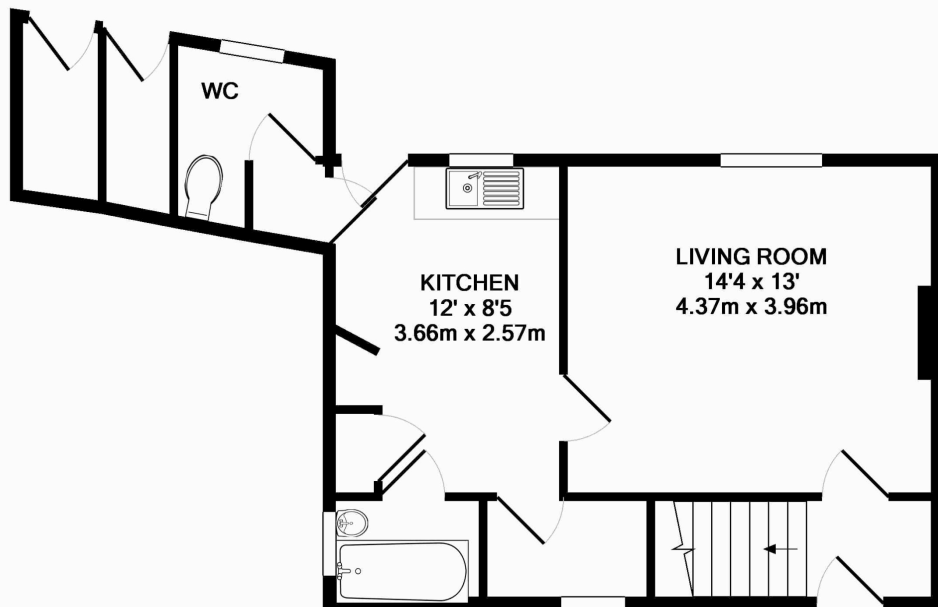
Two Outside Stores: 6'6 x 4'7 and 6'6 x 2'9 Both with power, one with a window.

Timber Shed: 14'4 x 6' Twin doors to the front.

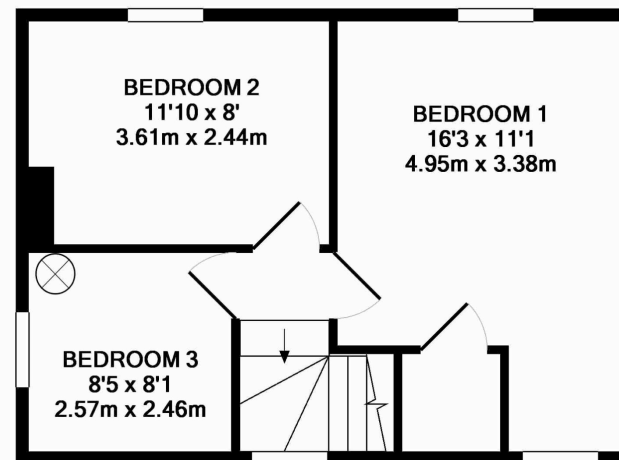
Front Garden: Area of gravel with twin gates to the front, flowerbed to the front of the house and a path to the door.

Rear Garden: A superb feature of this property, south facing and extending to 150', it is predominantly set to lawn with flowerbeds, side fencing and mature trees. Abutting farmland to the rear.





GROUND FLOOR
APPROX. FLOOR
AREA 459 SQ.FT.
(42.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 377 SQ.FT.
(35.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 835 SQ.FT. (77.6 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. Take the 4th left (after 1.4 miles) into Didcot Road, this leads into West End, the property is on the left.

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92-100) A	
(81-91) B	
(69-80) C	72
(55-68) D	
(39-54) E	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.

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