



Dairy Well House, Brightwell Street
Brightwell cum Sotwell OX10 0RT


JP Knight
PROPERTY AGENTS

Brightwell Street, Brightwell cum Sotwell OX10 0RT

Freehold

A magnificent family home set in a private no through road in the heart of this sought after village: it has a double garage, extensive in/out drive and secluded grounds of 0.34 of an acre. There are 4 double bedrooms, including 2 suites, whilst the ground floor has 5 reception rooms including a triple aspect drawing room, and a super kitchen/breakfast room: there is potential to create a self contained annexe.

Accommodation

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

Reception Hall: Wood floor, staircase with cupboard below. Cloakroom: White 2 piece suite, tiled floor, window.

Drawing Room: 25'10 x 14'6 A comfortable triple aspect room, patio doors to the garden and a fireplace with wood surround housing wood-burning stove. Spotlights.

Dining Room: 14'6 x 12'4 Front aspect, shelved recess with cupboards under.

Study: 17'4 x 8'5 Fitted bookshelves, large cupboard and 2 windows to the rear.

Kitchen/Breakfast Room: 16'2 x 15'6 Range of in-frame storage units, island breakfast bar, wood worktops, pelmet and down lighting, twin oven gas Aga, fridge, freezer and dishwasher. Inner Lobby.

Utility Room: 8'6 x 7'6 Storage units, appliance space, tiled floor, gas boiler and door to the garden.





Family Room: 15' x 10'8 Dual aspect with patio door to garden, gas stove set on a slate hearth.

Studio: 14'8 x 10'8 Dual aspect and door to the garage.

Stairs to landing: Loft access and airing cupboard.

Bedroom 1: 14'6 x 14'5 Front aspect, range of cupboards.

En Suite Shower Room: White 4 piece suite, tiling and window.

Bedroom 2: 12'10 x 10'4 Rear aspect, fitted wardrobes.

En Suite Shower Room: Fitted with a 3 piece suite with tiling.

Bedroom 3: 12'4 x 12'2 (excl. wardrobes) Wall to wall wardrobes, front aspect.

Bedroom 4: 12'5 x 12'4 (L-shaped, excl. wardrobes) Full width bank of wardrobes.

Bathroom: Fitted with a 4 piece white suite including a large bath and separate shower cubicle, 2 windows and tiling.

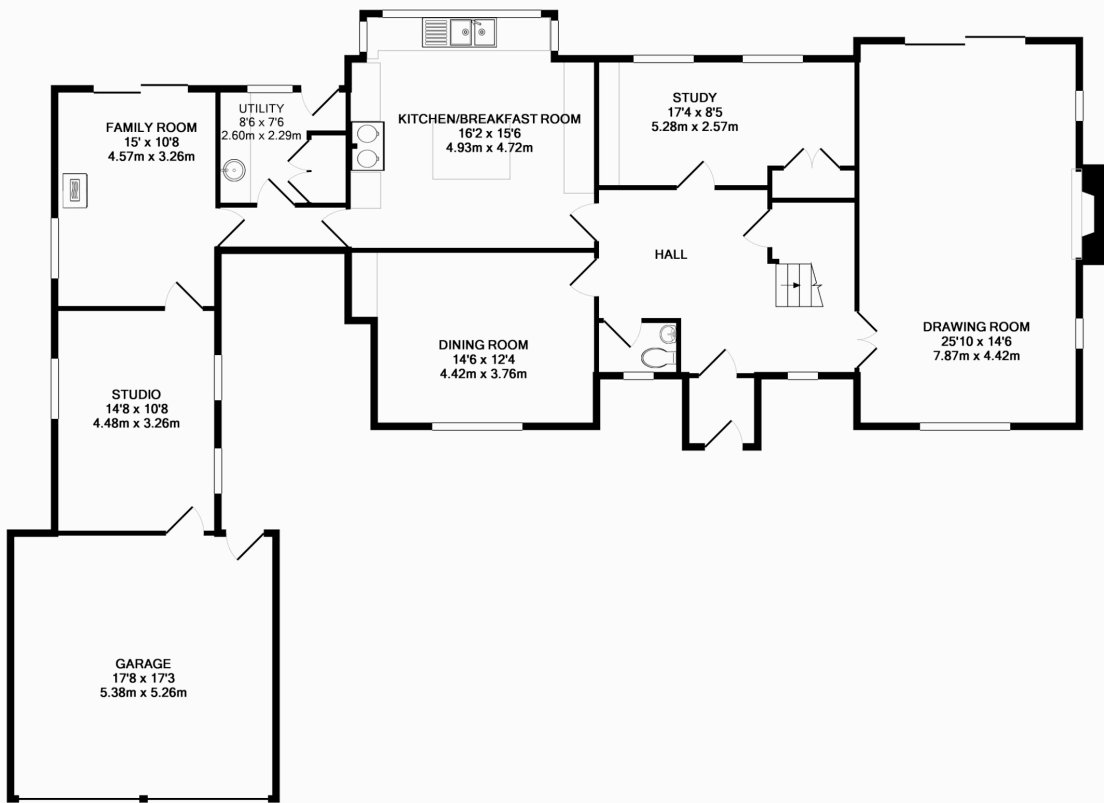
Outside

There is an in/out block paved drive with an island shrub bed, adjacent drive to:

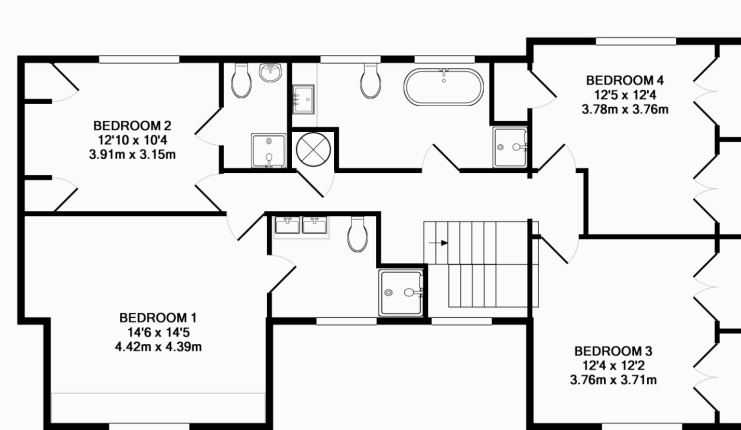
Double Width Garage: 17'8 x 17'3 Twin up/over doors, power and doors to the side and studio.

Rear Garden: The grounds offer excellent privacy and extend to 0.34 of an acre: to the rear there is a central lawn with banks of mature shrubs and plants to the borders. There are two paved terraces with connecting path, one leads to the raised deck with pergola and barbeque, the other has an adjacent rockery and access to the side garden that has trellis fencing and areas of block paving interspersed with flower and shrub beds.





GROUND FLOOR



1ST FLOOR



TOTAL APPROX. FLOOR AREA 2680 SQ.FT. (249.0 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		68	70
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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 1st left into Slade End, this leads into Sotwell Street, follow the road through the village, past the Red Lion, where it becomes Brightwell Street, the property is set off a drive along on the left.

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