



Greenmere, Brightwell cum Sotwell OX10 0QW



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A detached bungalow tucked away in a very private position at the end of a small close.

The property's accommodation centres around a dramatic open plan living-space with exposed brickwork and pine, it has a 15'10 vaulted ceiling and brick fireplace with log stove: a stylish kitchen and 2 double bedrooms with a luxury 4-piece bathroom.

There is driveway parking and a garage whilst to the rear, a delightful, secluded 60' established garden with a useful 18' studio, timber shed and greenhouse.



Tenure - Freehold

Accommodation

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

Entrance porch: front door and side window.

Entrance Hall: Large cupboard, loft access, radiator.

Living/Dining room/Study: 24'2 x 21'3

A fabulous open plan living area featuring a dramatic 15'10 vaulted pine ceiling with exposed beams and two Velux windows flooding the room with natural light. There are windows to side and rear. Large brick fireplace with an exposed brick sidewall and stone hearth with log stove, 2 radiators.

Study area with side window.





Kitchen: 10' x 7'10 Vaulted ceiling with six velux windows, side windows and casement door to garden. Range of eye and base level storage units including a larder style cupboard, with granite worktops and stainless steel sink. Electric ceramic hob, extractor hood, electric oven: spaces for fridge and dishwasher, tiled floor.

Bedroom 1: 13'7 excl. wardrobes x 10'6 Window to front, radiator, attractive full width wardrobing with wardrobes, cupboards and drawer units.

Bedroom 2: 12'6 x 9' Window to front, radiator.

Bathroom: 11'1 x 7'9 Fitted with a white 4-piece suite including a large tiled shower cubicle, freestanding bath, low level wc, handbasin. Tiled floor, panelling, radiator, downlights and window. Shelved airing cupboard.

Outside

To the Front: A driveway leads to the garage further shingled parking area across the front of the house with a bank mature shrubs and trees and a side wall.

Garage: 18'4 x 8'6 Up/over door, power, gas boiler, space for washing machine, tumble dryer and freezer. Door and window to garden.

Rear Garden: A delightful feature the garden extends to 60 feet and is predominantly set to grass with established shrub borders, areas for vegetable growing, patio area to the rear of the property and side gate to the front.

Greenhouse and timber shed.

Studio: 18'6 x 9'6 with a tiled roof and Velux window, double glazed side window and power.



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. Take the second left into High Road, follow this around the right hand bend and turn second left into Greenmere, at the T-junction turn left, the property is towards the end on the left.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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.

