



Brightwell Street, Brightwell cum Sotwell OX10 0RT





## Brightwell Street, Brightwell cum Sotwell

A rare opportunity to acquire this attractive double fronted detached bungalow in a lovely road in the centre of this sought after village with both the local pub and shop just a minute's walk away.

The property has ample parking on its drive, a garage and a fabulous, private, south facing garden abutting countryside. The accommodation comprises 3 bedrooms, a re-fitted bathroom, double aspect 20' sitting room with fireplace, dining room and kitchen.

This convenient setting is just 1.5 miles from the centre of Wallingford and less than 5 miles from Didcot Parkway train station with just 40 minute train times to Paddington.



## Tenure - Freehold

Front door:

Dining Room: Two windows to the front, 2 radiators and downlighters.

Cloakroom: White two-piece suite and window.

Sitting Room: A bright double aspect room with two sets of patio doors to terraces at the rear and side. Central brick fireplace with a wood mantel, paved hearth and fire grate, two radiators.

Kitchen: The room has a front aspect, range of storage units with worktops and white sink. Electric ceramic hob, extractor, electric oven, dishwasher, washing machine and fridge freezer. Down lighters and Myson heater. Glazed door to the covered side porch.







Inner Hall: Providing access to bedrooms and bathroom, cupboard, radiator, loft access.

Bedroom 1: Two windows to the rear, extensive range of wardrobes comprising a bank of mirror fronted wardrobes and cupboards flanking the chimney breast, radiator.

Bedroom 2: Front aspect and radiator.

Bedroom 3: Wardrobe/cupboard, radiator and window to the rear.

Bathroom: Attractively fitted with a white three-piece suite including a P-bath with shower unit and screen, tiling, wood style floor, downlighters, chrome radiator and window.

Side Porch: Set off the kitchen it has a door to the garage, a stable door to the drive and casement door with windows to the garden.

Outside

To the Front: A gravel drive sweeps across the front of the property with a retaining stone wall: there are flower and shrubs planted in front of the bungalow.

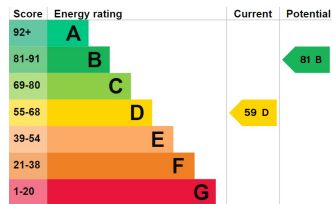
Garage: With an up/over door, power, inspection pit, and a door to side porch.

Rear Garden: Two areas of paving lead out to the main garden which is set to lawn with established trees and shrubs to the border. The garden faces due south and enjoys excellent seclusion with timber side fencing and a trellis to the rear abutting countryside. Paved path with gate to the front.



**Directions**

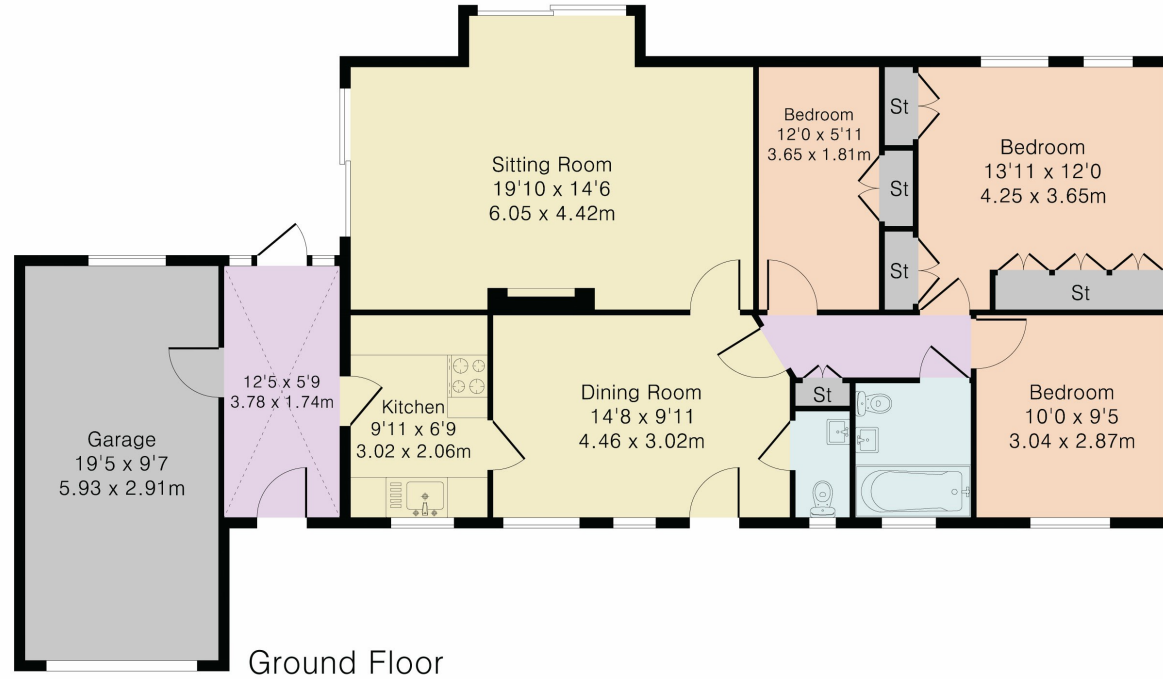
Turn right from our offices into St Martins Street and turn left at the traffic lights into the High Street, follow this over the mini roundabout into Station Road, continue to the large roundabout with the A4130 and proceed straight across. Turn 2nd left into High Road, follow this around the right hand bend and turn first left into Bell Lane. Follow the road through the two bends to the T-junction, turn right, continue past the pub into Brightwell Street, the property is along 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.



**Approximate Gross Internal Area 1181 sq ft - 110 sq m**



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

