



Birchwood
High Road, Brightwell-Cum-Sotwell, Oxfordshire
OX10 0QU



JAMESGESNER
- ESTATE AGENTS -



**Birchwood
High Road
Brightwell-Cum-Sotwell
Wallingford
OX10 0QU**

GUIDE £850,000 FREEHOLD

Located on the edge of this highly regarded village is this substantial detached chalet bungalow, offering extensive and highly versatile accommodation together with a fully self-contained one-bedroom annex.



The annex is a particularly impressive feature of the property and provides excellent flexibility, whether required for an independent family member, teenagers, guests, relatives or those looking to create a separate space for working from home. The main house itself offers four bedrooms, two reception rooms and two bathrooms, providing a superb amount of accommodation for a growing family.

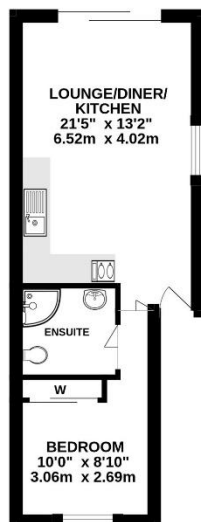
Situated on a generous plot of approximately a quarter of an acre, the property offers spacious and well-proportioned reception areas together with a beautifully re-fitted 19` kitchen/breakfast room with integrated appliances and quartz work surfaces. The main house includes three double bedrooms, with the impressive first-floor master bedroom benefiting from an en-suite bathroom and access to a large walk-in loft room (this could be converted to a further bedroom subject to planning). Further accommodation includes a utility room, study and a particularly spacious lounge enjoying views across the rear garden.

The fully self-contained annex provides a genuine additional living space, offering an excellent degree of independence from the main house. This versatile accommodation has its own access and is ideally suited to a variety of uses, making it particularly attractive to those with extended family or older children, or simply anyone requiring additional private accommodation. The annex also benefits from direct access to the raised balcony overlooking the southerly facing rear garden.

Outside, the gardens are a real feature of the property. The southerly facing rear garden has been attractively landscaped and includes a large patio area, lawn and raised balcony accessed directly from the annex, creating a lovely private space to enjoy the garden. To the front, there are further attractive established gardens together with a generous driveway providing parking for several vehicles.

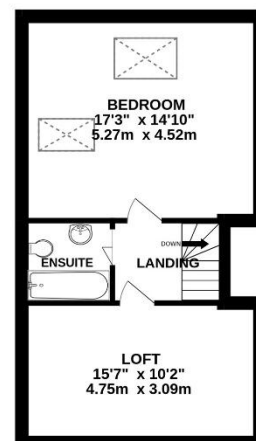
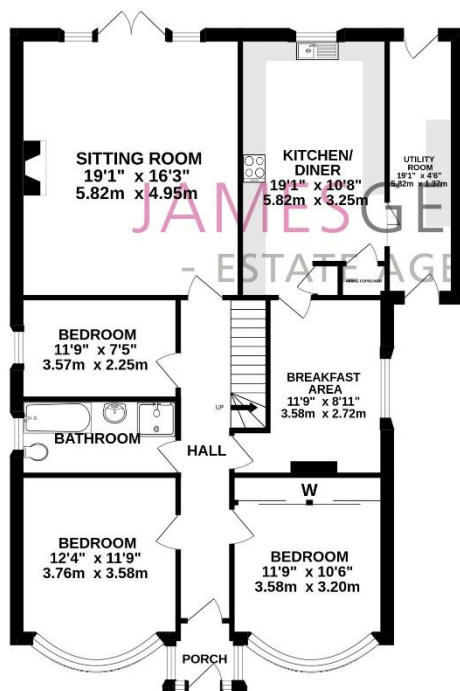


Brightwell-cum-Sotwell is a picturesque rural Oxfordshire village situated close to the historic market town of Wallingford. The village has an active community and offers a Village Store, several churches, a Church of England primary school and the award-winning Red Lion pub. Brightwell is also well known for its popular annual events, including the Brightfest Charity Music Festival and Apple Orchard Day. The surrounding countryside provides excellent opportunities for walking and riding, while Didcot Parkway is approximately 4 miles away, offering excellent commuter links to London Paddington in under 50 minutes. The M40 and M4 are also within easy reach.



GROUND FLOOR
1746 sq.ft. (162.2 sq.m.) approx.

1ST FLOOR
519 sq.ft. (48.2 sq.m.) approx.



TOTAL FLOOR AREA : 2265 sq.ft. (210.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
Made with Metropix ©2026

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(91-100) A		81
(81-90) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



JAMESGESNER
- ESTATE AGENTS -

James Gesner Estate Agents

72 Broadway Didcot, Oxon OX11 8AE

t: 01235 519888

t: 01491 522222

www.jamesgesner.co.uk info@jamesgesner.co.uk