



Frostwood  
Bell Lane, Brightwell-Cum-Sotwell  
Oxfordshire  
OX10 0QE



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**GUIDE £450,000 FREEHOLD**

Bungalows like this don't become available often and this one is situated within this sought after village and available with no onward chain. Set back from the road in an elevated position the property offers secluded front and rear gardens, a driveway and a garage.





Accommodation comprising; entrance lobby, 18'11 lounge diner, 15'10 kitchen/breakfast room, two double bedrooms and a re-fitted bathroom. The driveway is shared with access to a single garage. The secluded east/west facing front and rear gardens are mature with an ornate pond to the front and a generous lawn and patio area to the rear. There is also a vegetable patch and greenhouse.



`Frostwood` is situated within the pretty village of Brightwell-cum-Sotwell offering an award-winning local pub, a primary school and pre-school, village shop, post office, and a thriving community just 1 mile from Wallingford town centre with a superb Waitrose store and a variety of shops, restaurants, and pubs together with a weekly market, monthly Farmers` market, a cinema, and theatre.

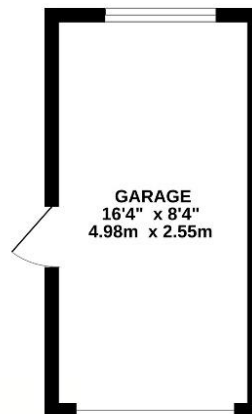
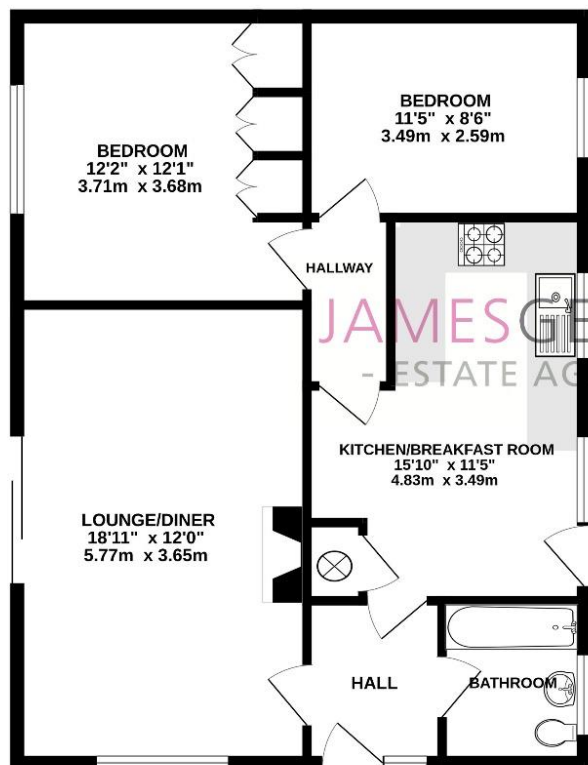


Communications are excellent, with access to the M4 junction 12 at Theale and the A34 to Newbury and Oxford. Didcot Parkway Mainline Station is just 5 miles east of the village with a regular service to London, Paddington in 35 minutes as well as Oxford and Reading in under 20 minutes.



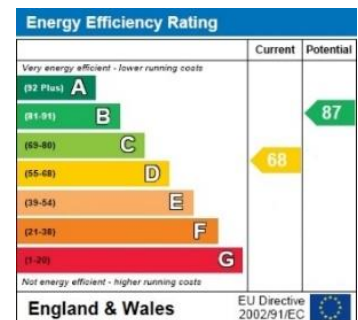


GROUND FLOOR  
854 sq.ft. (79.3 sq.m.) approx.



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TOTAL FLOOR AREA: 854 sq.ft. (79.3 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.  
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