



59 Greenmere
Brightwell-Cum-Sotwell, Oxfordshire
OX10 0QN



JAMESGESNER
- ESTATE AGENTS -



59 Greenmere
Brightwell-Cum-Sotwell
Oxfordshire
OX10 0QN

OIEO £600,000 FREEHOLD



Situated within this sought after village is this beautifully presented and extended four-bedroom semi-detached property with generous south facing landscaped gardens. The property provides good living space, featuring an open plan kitchen/dining/family area at the rear.

Accommodation comprises; porch entrance hallway with walk in boot room, study area with side access door, open plan kitchen/dining/family room, cloakroom, utility room, four bedrooms and a family bathroom. The house also benefits from double glazing, gas central heating (new BAXI combi boiler) and upgraded wiring. Driveway parking to the front for 2-3 cars with side access leading to the rear which is south facing and landscaped. There is a patio area leading to a well-maintained lawn with mature trees and shrubs. You will also find a summer house/garden office and further garden shed.



Since purchasing in 2023 the sellers have transformed the property with features such as Herringbone oak flooring, integrated kitchen appliances, quartz work surfaces, bi-folding doors, new internal doors, walk in boot room and a newly installed EV charging point.

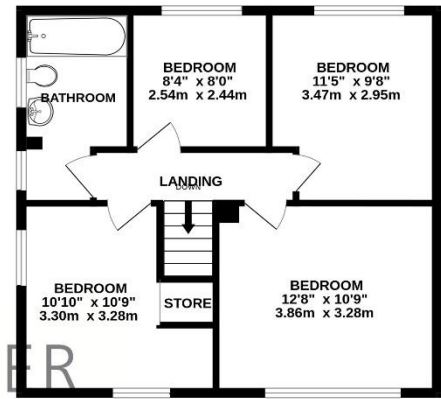
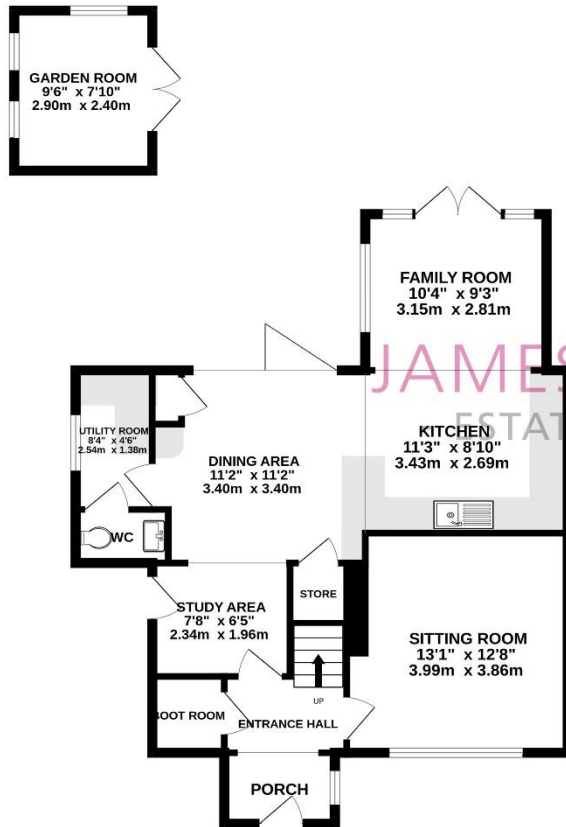


Brightwell-cum-Sotwell is located approximately 1.6 miles from Wallingford and 14.2 miles from Oxford. For commuters into London, Didcot mainline station is approximately 5.3 miles away and most trains get you into London, Paddington in around 45 minutes., Oxford and Reading within c. 20 mins. Brightwell CE Primary School is a friendly school based in the heart of the village, for the older children Wallingford has its own secondary school, and a bus service is available from the village. There is also a good selection of private schooling nearby to choose from.



GROUND FLOOR
784 sq.ft. (72.8 sq.m.) approx.

1ST FLOOR
539 sq.ft. (50.1 sq.m.) approx.



TOTAL FLOOR AREA : 1323 sq.ft. (122.9 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 5/2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	63
(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