



The Cherries
High Road, Brightwell-Cum-Sotwell, Oxfordshire
OX10 0QF



JAMESGESNER
- ESTATE AGENTS -



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OIEO £800,000 FREEHOLD

A stunning four-bedroom detached chalet-style bungalow, situated in a convenient part of the sought-after village of Brightwell-cum-Sotwell. Extending to over 2,500 square feet and occupying an overall plot of just under one third of an acre, the property offers spacious and versatile accommodation with extensive front and rear gardens measuring just under 1/3 of an acre.



An enlarged entrance hall provides a welcoming introduction to the ground floor, where two double bedrooms are served by a modern bathroom featuring a bath and separate shower. A modern kitchen is complemented by a useful utility room and a separate dining room with French doors to the rear. The principal reception room measures 27-foot offering generous space for relaxing and entertaining with French doors to the garden room which enjoys lovely views to the rear garden.

Upstairs, there are two further large double bedrooms, one benefiting from ample eaves storage and the second offering multiple wardrobe spaces, with the principal bedroom also enjoying an en-suite shower room. The property benefits from gas central heating and UPVC double glazing throughout and the added benefit of solar panels which were added around 2018.



To the front, a generous driveway comfortably accommodates four to five cars and provides access to an enlarged single garage. The fully enclosed rear garden combines a sunny southerly aspect with mature trees and established shrubbery. Two large patio areas provide excellent space for outdoor dining and entertaining, while a garden storage shed adds further practicality. This wonderful outdoor space complements the generous accommodation to create an appealing and adaptable village home.



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
1679 sq.ft. (156.0 sq.m.) approx.

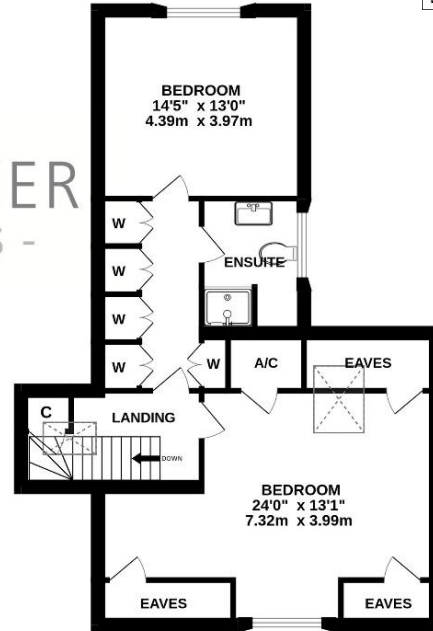
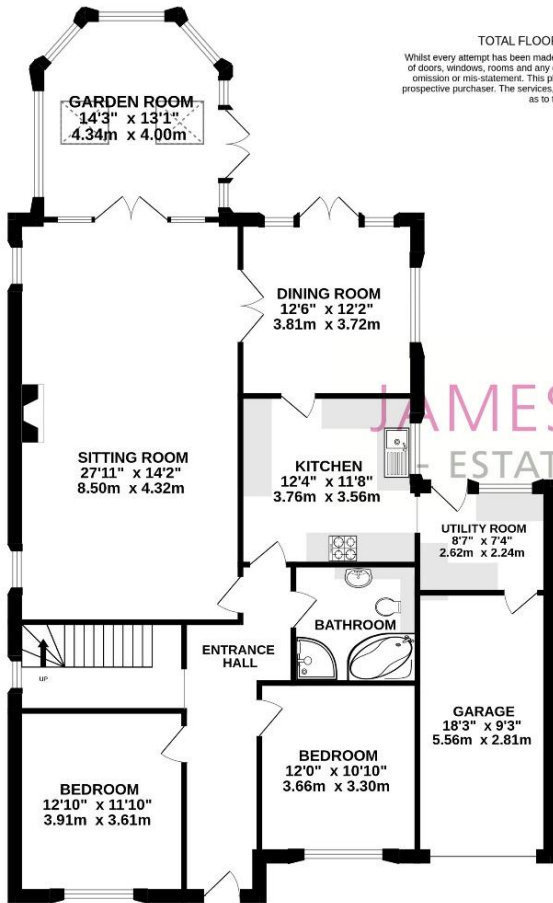


1ST FLOOR
827 sq.ft. (76.8 sq.m.) approx.

TOTAL FLOOR AREA : 2506 sq.ft. (232.8 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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Energy Efficiency Rating		
Low energy efficient - lower running costs	Current	Potential
92-100 A		
89-91 B		
86-88 C		
83-85 D		
80-82 E		
77-79 F		
74-76 G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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