



Brightwell Cum Sotwell

High Road, Brightwell-Cum-Sotwell, Wallingford, Oxfordshire, OX10 0QF

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ESTATE AGENTS

Hillside, High Road *Brightwell-Cum-Sotwell, Oxfordshire, OX10 0QF*

Didcot Station c. 4.1 miles, London Paddington c. 45 minutes train, Reading 25 minutes train, Oxford c. 15 minutes

DESCRIPTION

A beautifully presented detached family home which originally dates back to the 1920's, the property has been comprehensively refurbished and extended to a high standard and now offers exceptional accommodation for a family. From the front of the property the enclosed entrance porch leads into a wide reception hall with a tiled floor, period style radiator and a large walk in storage cupboard. There is a cloakroom/wc with newly fitted period style fittings. To the front of the property is the living room featuring a fireplace with contemporary woodburning stove. The original dining room to the side makes a cosy snug/sitting room which again features a woodburning stove and has picture rails and hand built bookshelves and cupboards either side of the chimney breast. To the rear of the property is the magnificent kitchen/dining/family room measuring 28ft x 19ft which features oak flooring and a large central island unit with oak worktops, cupboards and two fridge drawers beneath. The kitchen is fitted with custom made solid wood cabinets and includes 28 drawers! built in Miele dishwasher and Belfast sink. The kitchen opens into the family room, again with oak flooring, vaulted ceiling and Velux windows with French doors to the rear. Adjacent to the kitchen is the large utility/boot room with tiled floor, built in benches with storage beneath and plumbing for the washing machine and drier, there is also a space and plumbing for an American style fridge/freezer. On the first floor landing, which has access to all rooms is a deep airing cupboard with a Worcester boiler and Megaflo system. To the front of the house is a double bedroom with built in wardrobes and adjacent to it is a luxurious shower room. There are 2 further double bedrooms to the rear and side of the house, one of which has a vaulted ceiling. The family bathroom has been refitted with a walk in shower and claw foot bath with period style fittings. The master bedroom suite overlooks the rear garden with a vaulted ceiling and an ensuite with freestanding roll top bath, part wood panelled walls and wash basin with vanity cupboard.

OUTSIDE

The house is set well back from the road in a slightly elevated position, the gardens extend all around the property with a lawned front garden and hedgeway. To the left hand side is a wide lawned garden which extends to the rear of the house where there is a stone flagged terrace adjoining the family room, the remainder of the garden is lawned and enclosed by hedging and close board fencing. There is a driveway to the side with parking and access to a detached brick built single garage. The gardens extend to just over a quarter of an acre.

LOCATION

Brightwell-cum-Sotwell has an award winning local pub the 'Red Lion', a co-operative village shop, a post office and a thriving village community. The nearby Thameside town of Wallingford has a large Waitrose supermarket and a variety of shops, restaurants and pubs together with a monthly farmers' market, a cinema and a theatre. Communications are excellent with access to the M4 Junction 12 at Theale and the A34 to Newbury and Oxford. Didcot Mainline Station is only 4 miles away with a regular service to London Paddington in approximately 42 minutes. There is an excellent choice of schools in the area including private schools The Oratory Near Woodcote, Moulsham boys school and Cranford House Preparatory School, Radley and Chandlings Manor towards Abingdon.

OUTGOINGS

Council Tax band F currently £2,369 per annum.

SERVICES

All mains services are connected.

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HIGH ROAD, BRIGHTWELL- CUM- SOTWELL

Total approx. floor area 2863 sq.ft. / 266 sq.m



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

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