



A beautifully presented detached property in a lovely village.

**Slade End, Brightwell-cum-Sotwell, Wallingford, Oxfordshire, OX10**

£2,200 pcm plus fees apply,  
Available from 01.10.2019

savills

Family home • Stunning interiors • Separate home office, gym and shower room • Wine store • Popular village

### Local Information

Located in the heart of the sought after village of Brightwell-cum-Sotwell, which has a local pub and a thriving village community including a co-operative village store and post office.

The nearby Thameside town of Wallingford (3 miles) has a superb new Waitrose store, and a variety of shops, restaurants and pubs together with a monthly Farmer's 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 mainline station is only 4 miles distant with a regular service to London, Paddington (42 minutes).

There is an excellent choice of schools in the area including The Oratory, Moulsoford and Cranford House Preparatory Schools, Radley and Chandlings Manor and with school busses running to Abingdon School, St Helens and St Katherine schools and The Manor preparatory School in Abingdon.

### About this property

Detached family home with an excellent mix of original character features, finished to the highest modern standard.

A light and airy reception area opens on to a solid oak staircase leading to the first floor. To the left is the main reception room with double doors leading to the garden. The breakfast area has ceramic tiled flooring and an oak breakfast bar. From here, the

kitchen has granite work surfaces and integrated appliances including a large induction hob with double oven and grill. There is a second reception room with fireplace, a cloakroom, and a cellar/wine store with plumbing for utility appliances.

To the first floor, the master bedroom overlooks the garden and has French doors with a Juliet balcony. It benefits from a well-designed dressing area and an ensuite shower room. There are two further bedrooms and a family bathroom.

The gardens have been landscaped, laid mainly to lawn with raised flower and shrub borders, a variety of mature trees, shrubs and a vegetable patch. There is ample parking and a detached double garage. A detached annex provides a large storage space at the front followed by self-contained home office and a gym with double doors leading out to the garden as well as a large walk-in shower and cloakroom.

### Furnishing

#### Local Authority

South Oxfordshire District Council

#### Energy Performance

EPC Rating = D

#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Henley Lettings Office. Telephone: +44 (0) 1491 843 002.





**Slade End, Brightwell-cum-Sotwell, Wallingford, Oxfordshire, OX10**  
**Gross Internal Area 2458 sq ft, 228.4 m<sup>2</sup>**

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**Slade End Cottage, Slade End, Brightwell-cum-Sotwell, Wallingford, Oxfordshire, OX10 0RD**

Gross Internal Area (approx)  
 Cottage = 181 sq m / 1948 sq ft (Excluding Void)  
 Outbuilding = 35.9 sq m / 386 sq ft  
 Garage = 11.5 sq m / 124 sq ft  
 Total = 228.4 sq m / 2458 sq ft  
 For identification only. Not to scale.  
 © Floorplanz Ltd



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	81
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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\*There are different rules and fees for different tenancy types. For details of our fees and charges to go to Savills.co.uk/tenant-fees. For more detailed information read our applicant guide at savills.co.uk/applicant-guide. Hard copy available on request. . 20190920ANGC

