

# SLADE END COTTAGE



Brightwell-cum-Sotwell, Wallingford, Oxfordshire



## Beautifully renovated cottage in the heart of the village

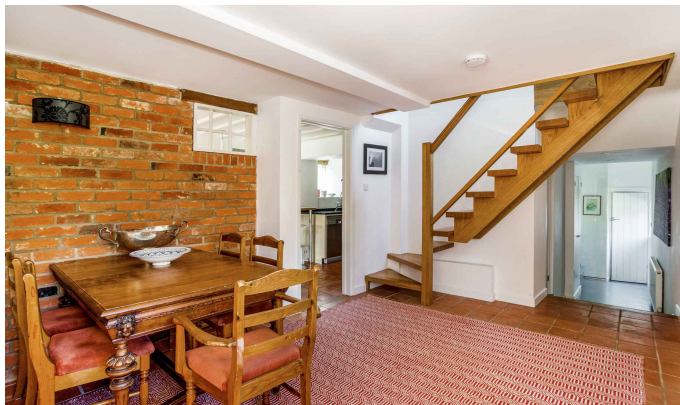
Reception ♦ dining hall ♦ sitting room, ♦ kitchen ♦ study ♦ cloakroom, ♦ utility/wine storage ♦ master bedroom with dressing room and en suite shower room ♦ two further bedrooms ♦ family bathroom  
Garage ♦ self-contained office and gym with shower room

### Situation

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, Moultsford 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.

### Directions

From Henley-on-Thames leave on the Fairmile towards Oxford (A4130) continuing through Nettlebed to the Crowmarsh Gifford roundabout. Take the left turn signposted to the A4074 to Reading and, at the next roundabout, take the right turn to Didcot on the A4130. Follow this road, by-passing Wallingford, and take the first turning on left into Brightwell cum Sotwell, Slade End Cottage can be found on the left hand side.





A sympathetically extended and superbly presented detached property dating back to 1733. Since 2016 the property has undergone extensive architectural remodelling and a two-storey extension to offer an excellent family home with flexible living space. The property backs onto open farmland to the rear with attractive gardens, ample parking and detached double garage. The garage has been converted to provide 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. This could be used as a guest suite, or easily converted into an annex.

The property offers an excellent mix of its original character features yet is finished to the highest modern standard. A light and airy reception area can be found as you enter the property where you will find the solid oak staircase leading to the first floor. To the left is the main reception room, which has double doors leading onto the garden. The breakfast area has ceramic tiled flooring and an oak breakfast bar. From here you enter the kitchen, which 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 steps down to the cellar/wine store, which has been fully tanked and has plumbing for utility appliances. On the first floor the newly-built main bedroom overlooks the garden and has French doors with a Juliet balcony. There is a well-designed dressing area and an en-suite 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 and a variety of mature trees, shrubs and a vegetable patch.

#### **General remarks and stipulations**

##### **Tenure**

Freehold with vacant possession on completion.

##### **Services**

In accordance with the consumer Protection from Unfair Trading Regulations 2008 (CPR) and the Business Protection from Misleading Marketing Regulations 2008, please note that none of the services have been tested.

##### **Local authority**

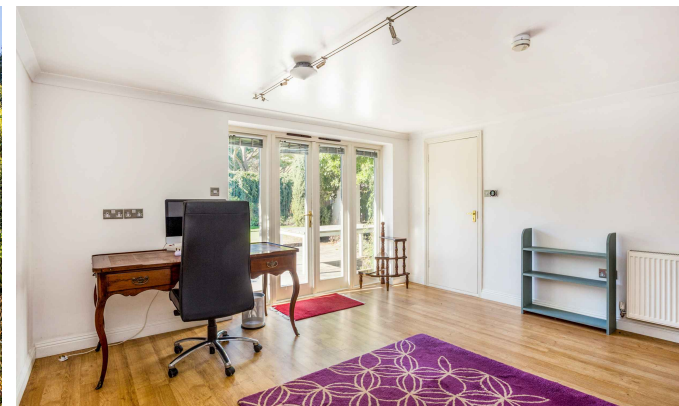
South Oxfordshire District Council

##### **Post Code**

OX10 0RD

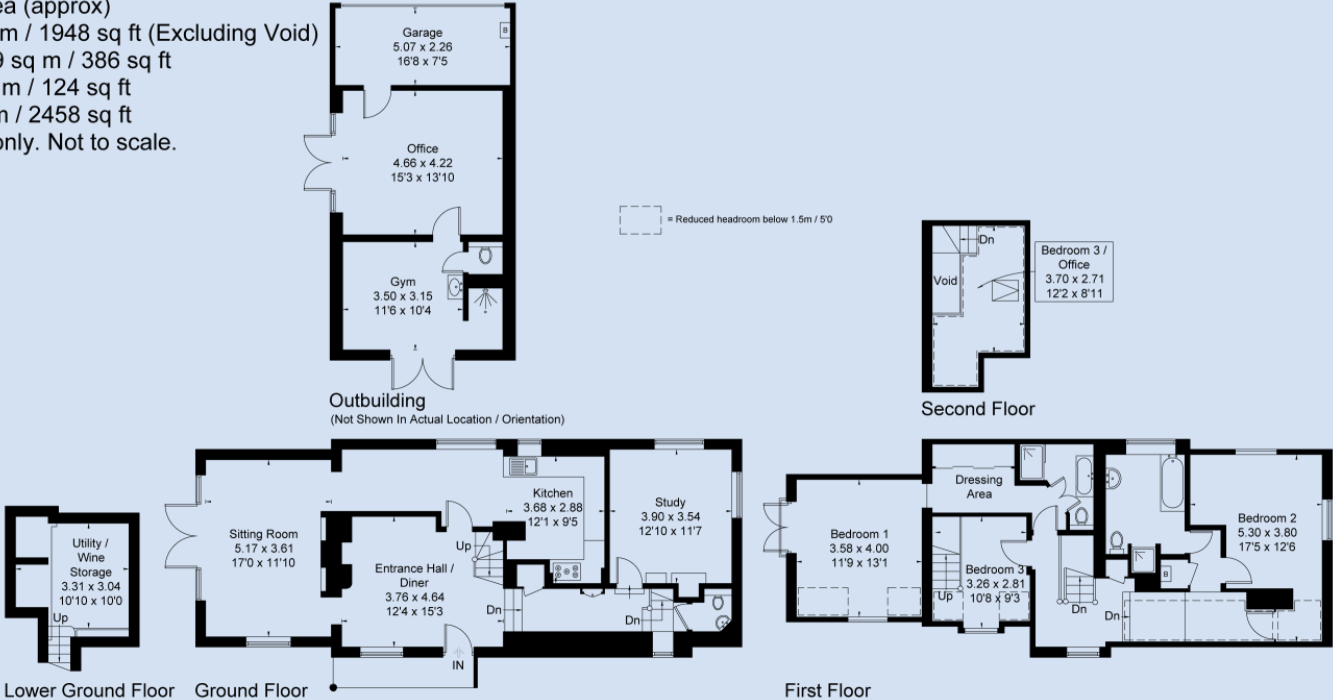
##### **Viewing**

Strictly by appointment with Savills.



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