



# A detached home in a popular village

Brackenbury, High Road, Brightwell-cum-Sotwell, Wallingford, Oxfordshire, OX10 0QF

Freehold





Entrance hall • sitting room • dining room • snug  
kitchen/breakfast room • utility • cloakroom • 5  
bedrooms (1 en suite) • family bathroom • off street  
parking • garage • garden

### 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 has a Waitrose store, along with variety of shops, restaurants and pubs together with a monthly Farmer's market, a cinema and theatre. Transport links are excellent, with access to the M4 at Theale, M40 at Lewknor and A34 at Newbury and Oxford. Didcot Parkway station is within close proximity with a regular service to London, Paddington.

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.

### Description

Upon entering through the front door and into the hall, doors lead off to the sitting room, snug, dining room & kitchen/breakfast room. There are also stairs to the first floor & W/C.

The sitting room enjoys an open fire place as well as dual aspect with the rear having patio doors to the garden. The kitchen/breakfast room has a range of wall and base units as well as integrated appliances, granite worktops and a door opening to the utility room. The utility room has space for a washing machine, tumble dryer and further fridge/freezer.

There are two doors from here, one to the rear garden and the other into the garage.

On the first floor, there are 5 bedrooms with the main bedroom benefitting from an en suite. There is also a family bathroom.







### Outside

The property is accessed down a shared lane which leads to its driveway with parking for several vehicles along with a garage. There are bedding areas along with access both sides to the rear garden.

The rear garden is mainly laid to lawn along with a brick paved patio area and garden shed. It is bordered with fencing and hedges and has views to the rear over open green land.

### 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 across the next three roundabouts. At the fourth roundabout, take the first left followed by taking the second turning left onto High Road. Brackenbury can be found approximately 100 yards on your right hand side, set back from the road.

### General remarks and stipulations

#### Tenure

Freehold with vacant possession on completion.

#### Services

All mains services are connected. **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

#### Energy Performance

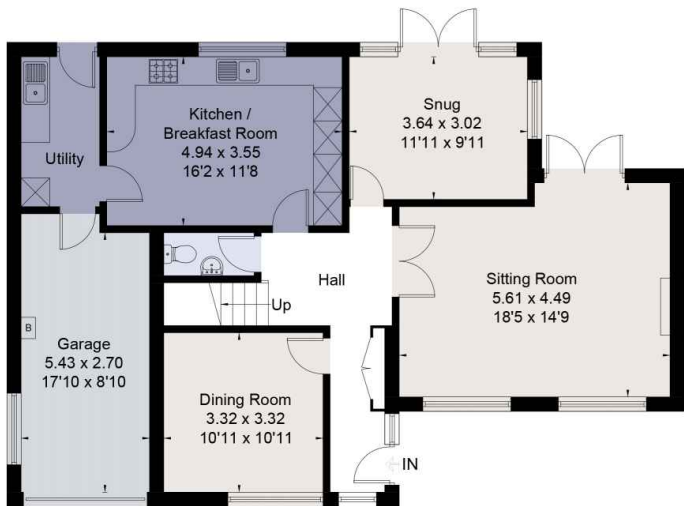
A copy of the full Energy Performance Certificate is available upon request.

#### Viewing

Strictly by appointment with Savills.



Approximate Area = 163.0 sq m / 1754 sq ft (Excluding Void)  
Garage = 15.4 sq m / 166 sq ft  
Total = 178.4 sq m / 1920 sq ft  
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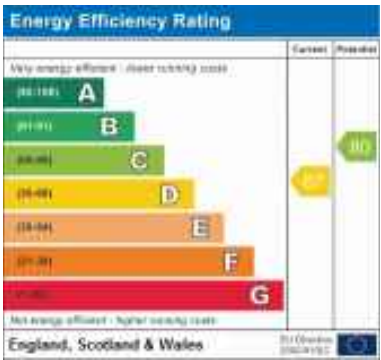
Ground Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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