



Woodlands, Bell Lane, Brightwell-Cum-Sotwell, OX10 0QE





## Woodlands, Brightwell-Cum-Sotwell

Set in a private elevated position within this delightful village a semi-detached bungalow with secluded front and rear gardens and a shared drive leading to parking and a garage.

The extended accommodation includes 2 bedrooms and a large 4-piece bathroom with large shower/wet room, a 19' sitting room with stone fireplace and a 15'6 kitchen opening to a large breakfast/family room overlooking the garden.

The lovely gardens include an east facing 50' rear garden and secluded low maintenance front garden with specimen trees including mature palm and monkey puzzle trees.

The village has a great local pub and community run store. This convenient setting is just 1.5 miles from the centre of Wallingford and less than 5 miles from Didcot Parkway train station with just 40 minute train times to Paddington.

## Tenure - Freehold

### Accommodation

The property has oil-fired central heating to radiators and is double glazed.

Steps up to:

Front door flanked by 2 windows.

Entrance Hall: Wood floor and airing cupboard.

Sitting Room: 18'10 x 11'10. A bright double aspect room with windows to the front and side, stone fireplace with a stone hearth and mantel, radiator and coved ceiling.

Kitchen: 15'6 x 11'4. Fitted with a range of cupboards with worktops and stainless steel sink. Electric hob, extractor, electric oven and microwave, spaces for fridge, washing machine and dishwasher, radiator and painted wood ceiling.







Breakfast/Family Room: 16'1 x 9'3. A bright triple aspect window with lovely views of the garden and French doors to the terrace, two radiators.

Inner Hall: Loft access and doors to bedrooms.

Bedroom 1: 12'3 x 11'10 (including wardrobes), picture window overlooking the palm tree and front garden, wall to wall wardrobes, radiator.

Bedroom 2: 11'5 x 8'4. Window to the rear, radiator.

Bathroom including Walk-in Wet Room: 11'8 x 6'. Fitted with a white three-piece suite, part tiled walls and tiled floor, walk in shower/wet room (6' x 4'1) with aqua shower, tiled walls and floor with drain, window to side and radiator.

Outside:

To the Front: An attractive low maintenance garden set to gravel and featuring monkey tail tree, a tall palm and fruit tree, there are shrub and flower beds with a mature hedge to the front boundary.

The shared drive leads up past the property to a gravel driveway and the garage with a side gate to the garden.

Garage: With electric roller door.

Rear Garden: A delightful feature the garden extends to approximately 50' and is East facing. There is a full width paved terrace which leads out to a central lawn boarded by shrub and flowerbeds with an area of paving across the rear and pergola and trellis fencing screening a side area where there is a store and greenhouse.

Workshop: 11'4 x 7' Power and windows.



Directions: Turn right from our offices into St Martins Street and turn left at the traffic lights into the High Street, follow this over the mini roundabout into Station Road, continue to the large roundabout with the A4130 and proceed straight across. Turn 2nd left into High Road, follow this around the right hand bend and turn first left into Bell Lane, the property is along on the right.

**Important Information:** All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

