



HIGH BANKS

BELL LANE ♦ BRIGHTWELL CUM SOTWELL ♦ OXFORDSHIRE

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Didcot Station (London Paddington in 40 minutes) - 4 miles ♦
Wallingford Town Centre - 2 miles ♦ M4 (J12) - 16 miles ♦ M40
(J6) - 14 miles ♦ Henley on Thames - 15 miles ♦ Oxford - 14 miles
(Distances and times approximate)

Situated in a popular village close to the town of Wallingford and just below Wittenham Clumps, yet within a few miles from Didcot with the mainline train station providing access to London Paddington in well under the hour.

A detached 3 bedroom bungalow in an elevated position, sitting centrally within its plot with front and rear gardens. The property offers potential for extending, subject to relevant planning permission.

♦ Sought After Village Close to Mainline Railway Station in Didcot and Scenic Countryside Walks

♦ Shared Driveway

♦ Detached Garage

♦ Hallway

♦ Sitting Room with fireplace

♦ Kitchen/Breakfast Room

♦ Utility Room

♦ Conservatory

♦ 3 Bedrooms - one with Shower

♦ Family Bathroom

♦ Front & Rear Garden with detached bricked Shed and Greenhouse



SITUATION

Brightwell-cum-Sotwell is a picturesque village, fortunate to be completely bypassed which means that the only traffic in the village is village traffic. At the heart of the village is the Red Lion pub which has been carefully restored after a near-disastrous fire. Dotted along the narrow village streets are picturesque black and white thatched cottages. Brightwell and Sotwell were originally two separate villages, only combined into one since 1948. There are many houses still standing which date back to Tudor times, or even before. There are also 2 churches within the village, the church in Brightwell is St Agatha which in some parts date back to the 12th century, possibly on the site of a church mentioned here in the Domesday Book. The church in Sotwell is St James. This church has ancient origins, but was rebuilt in 1884 and included features of the original wattle and daub building, an example being the impressive open roof of oak timbers. Visitors from all over the world visit the village which was the home of the celebrated Bach Flower Remedies, Mount Vernon. Wild flowers grown in the garden of Mount Vernon were used to make the homeopathic treatments. Dr Edward Bach, the creator of the treatments, is buried in St James's churchyard.

Brightwell-cum-Sotwell lies just off the A4130 a couple of miles west of Wallingford, a well connected Town with many shops and good road access.

PROPERTY DESCRIPTION

High banks is a bungalow sitting in an elevated position on the fringe of this popular village. With well laid out accommodation, the property offers scope for further refurbishment and extending, subject to relevant planning permission.

Entrance is into a hallway which has large windows across the front and side of the property. There is access through to the bathroom, sitting room and kitchen breakfast room. The sitting room overlooks the front garden and has a fireplace. The kitchen breakfast room leads to the utility room with back door. There are 3 bedrooms, one of the bedrooms has a shower built-in. The property sits centrally within its plot and offers views of the gardens all round.

OUTSIDE

The property is approached from a shared driveway with next door taking you up to the garage with up and over door. The gardens to the front and back have privacy from high hedging and there are several borders and trees throughout. At the rear is a slightly raised terrace as well as a greenhouse and detached shed.



High Banks, Bell Lane, Brightwell-cum-Sotwell, Wallingford, Oxfordshire, OX10 0QE

Approximate Gross Internal Area = 103 sq m / 1108 sq ft
Outbuilding = 25 sq m / 269 sq ft
Total = 128 sq m / 1377 sq ft



GENERAL INFORMATION

Services: All main's services are connected. Central heating and hot water from gas fired boiler.

Energy Performance Rating: D

Postcode: OX10 0QE

Local Authority: South Oxfordshire District Council
Telephone: 01235 422422

VIEWING

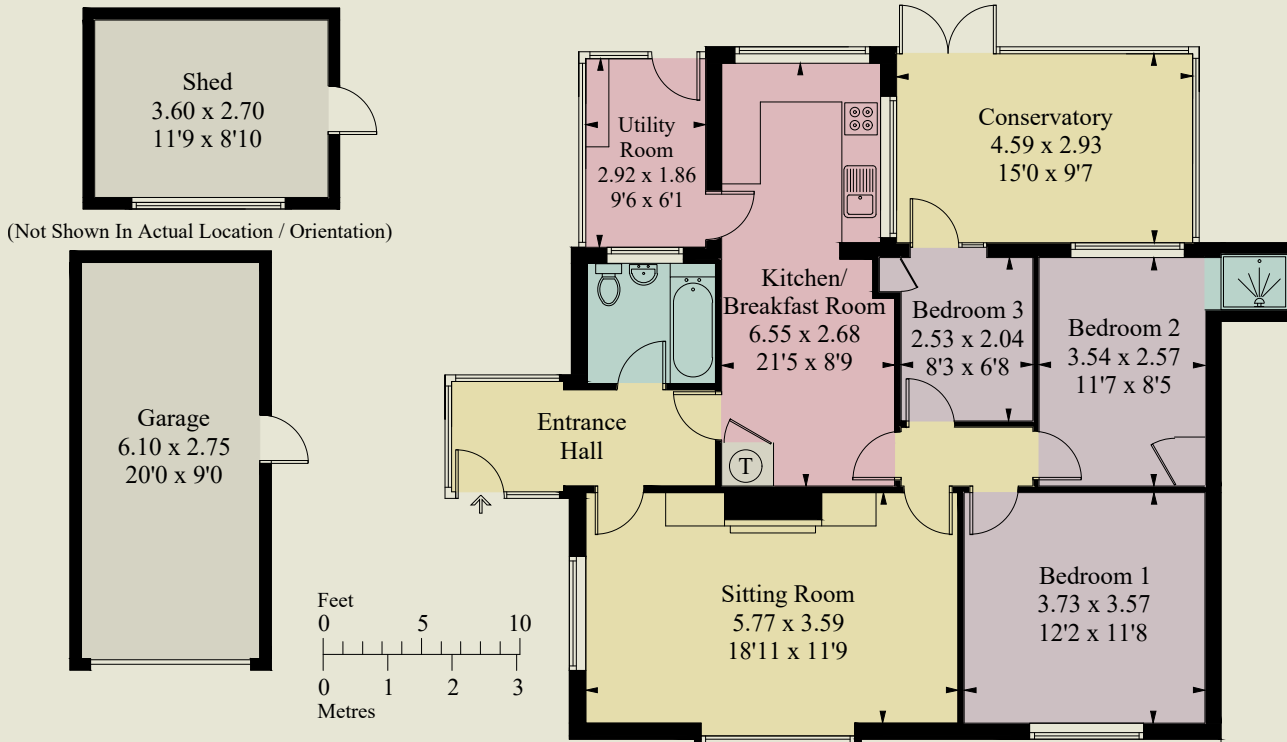
Strictly by appointment through Warmingham & Co.

DIRECTIONS

From our offices turn right and continue up to the railway bridge and turn left continuing out of the village. Stay on this road through South and North Stoke. When you get to the junction with the A4074 carry straight on, then take the first left onto the A4130 heading towards Didcot. Stay on this road for about 2 miles, then turn left still heading towards Didcot. Take the third turning on the left into Brightwell Cum Sotwell, entering onto High Road and continuing round to the right, then taking the left hand turn to Bell Lane. High Banks will be found on the left hand side about 40 metres along.

DISCLAIMER

The agent has not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. If required, the client is advised to obtain verification. These particulars are issued on the understanding that all negotiations are conducted through Warmingham & Co. Whilst all due care is taken in the preparation of these particulars, no responsibility for their accuracy is accepted, nor do they form part of any offer or contract. Intending clients must satisfy themselves by inspection or otherwise as to their accuracy prior to signing a contract.



CREATESPACE DESIGN ref 425

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



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