



Abners Church Road
Didcot, Oxfordshire, OX11 9PY

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A delightful and un-spoilt traditional Grade II listed farmhouse dating from the mid 17th century together with a period barn benefiting from planning consent from VWHDC to convert to a separate stylish 3 bedroom property all set in a lovely cottage garden of over 0.4 acres in the very heart of this charming quintessential English village.

Abners has been in the same family ownership since the 1940's, the farmhouse although in need of some updating has been well maintained over the years retaining the original character and features of the building.

The barn has consent under application P21/V0406/LB) to convert the building to a unique family home featuring open plan living, mezzanine levels with spiral staircase all worked around the original timber framed structure. The barn has been consented as an independent dwelling but could be used as ancillary accommodation to Abners if desired.

Abners stands in Church Road right in the centre of Blewbury in what must be considered one of the very best locations in the village, in the heart of the conservation area. Blewbury is one of South Oxfordshires most picturesque villages standing at the foot of the Berkshire Downs just four miles south of Didcot. Village facilities include a primary school & nursery, garage with convenience store, highly regarded farm shop, 2 village inns and community Post Office. The village is renowned for its many active clubs and societies (around 50 in total). Didcot offers excellent leisure & shopping facilities together with a mainline rail connection from Didcot Parkway to London Paddington in 45 minutes. Local secondary schooling is principally at Didcot with options at Compton and Wantage with a variety of independent schools at Moulsoford, Abingdon and Oxford.





- Traditional timber framed farmhouse
- Period barn with planning consent for residential conversion
- Gardens & grounds of 0.4 acre
- Potential for additional 2nd floor accommodation to the main house
- Heart of the village location
- Grade II listed
- Local Authority: Vale of White Horse District Council
- Council Tax Band: F
- Tenure: Freehold

Approximate Gross Internal Area
 Ground Floor = 78.1 sq m / 841 sq ft
 First Floor = 59.9 sq m / 645 sq ft
 Second Floor = 58.4 sq m / 628 sq ft
 Barn = 100.3 sq m / 1,080 sq ft
 Total = 296.7 sq m / 3,194 sq ft

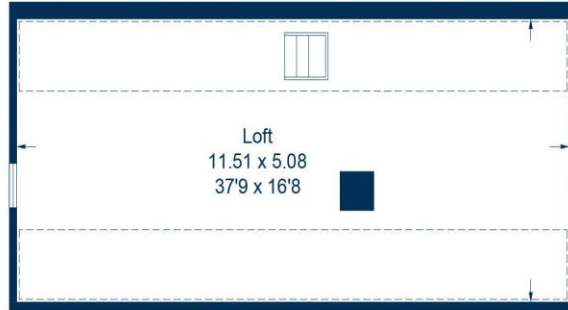
 = Reduced headroom below 1.5m / 5'0"



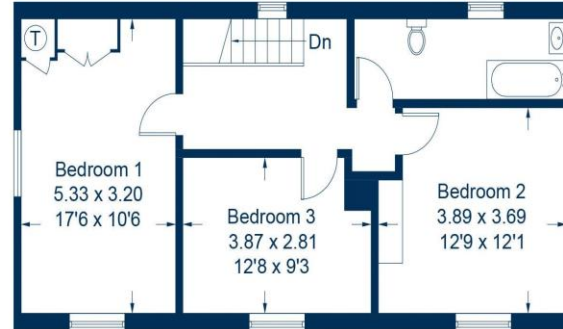
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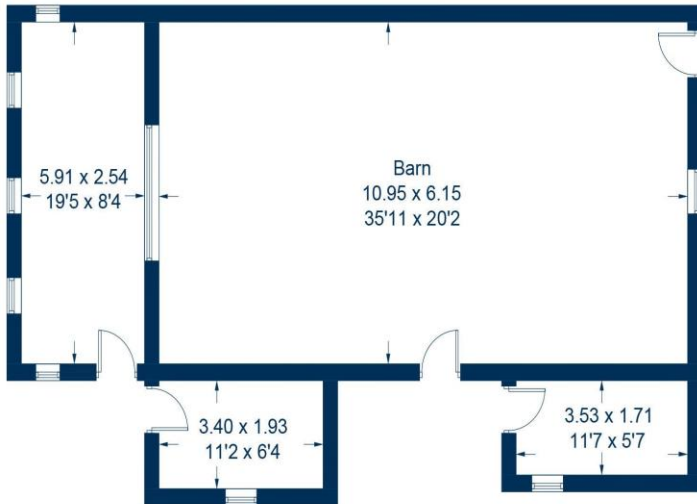
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Second Floor



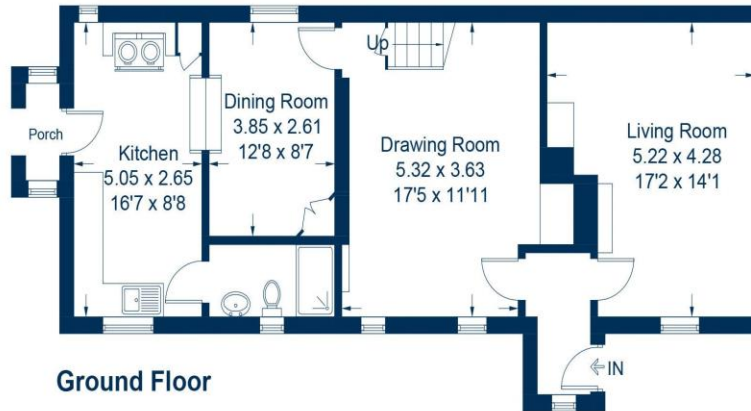
First Floor



(Not Shown In Actual Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Ground Floor

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