



**The Lintels, Church Road,
Blewbury, Oxfordshire, OX11 9PY**

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A fantastic opportunity to purchase this spacious three bedroom house with huge development potential set in a mature garden plot of approximately ¼ acre in the very heart of Blewbury village over looking St. Michaels church.

The house requires complete renovation and provides a brilliant opportunity to develop, modernise or reposition the house to create a once in a lifetime dream home. On the ground floor there is a large entrance hall with dual aspect windows, a living room measuring over 17ft, dining room, separate kitchen and utility room. There is also a downstairs bathroom with a separate W/C and a conservatory to the south side of the property. On the first floor there are three large double bedrooms.

The property is set within 0.25 of an acre with the majority laid to lawn and there is a detached double garage positioned to the left hand side of the house.

Blewbury is a delightful thriving village at the foot of the Berkshire Downs just 4 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

Didcot town, just 4 miles away, offers a large new shopping centre and Didcot Parkway Station provides fast direct commuter services to Oxford, Reading and London (Paddington) in under the hour. Equally road communications are excellent with the A34 a short drive away linking to the M4 at Chieveley (Junction 13). Of special note for Internet users is that Blewbury is now served by superfast fibre optic broadband.





- Huge development potential subject to planning permission.
- Approximately 0.25 Acre
- Three bedroom detached house
- Detached double garage
- Perfectly located within Blewbury village
- No onward chain
- Gas central heating
- Didcot Parkway - 4 miles
- Access to A34 - 3.8 miles
- Local Authority: Vale of White Horse District Council
- Council Tax Band: E
- Tenure: Freehold

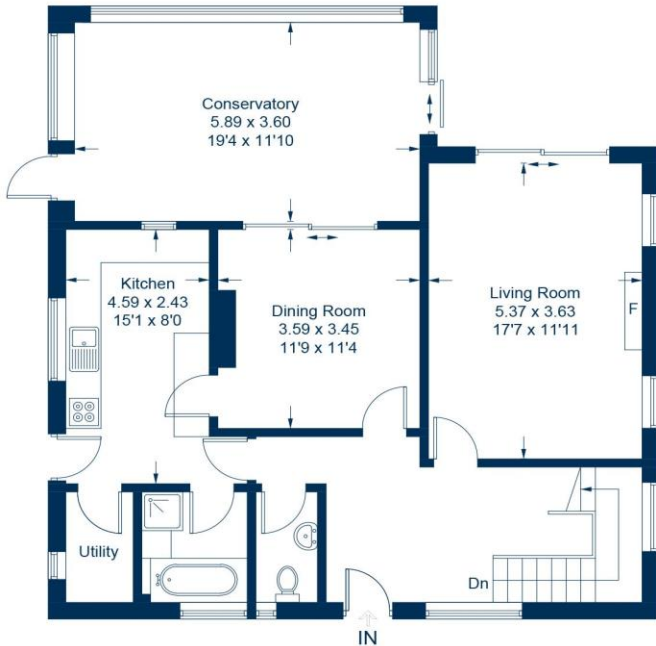
Approximate Gross Internal Area
 Ground Floor = 94.2 sq m / 1,014 sq ft
 First Floor = 66.9 sq m / 720 sq ft
 Garage = 41.8 sq m / 450 sq ft
 Total = 202.9 sq m / 2,184 sq ft
 (Including Under Eaves)



**THOMAS
MERRIFIELD**

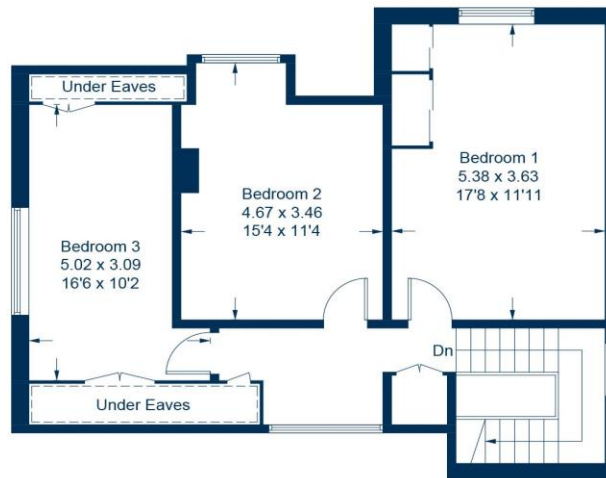
SALES LETTINGS

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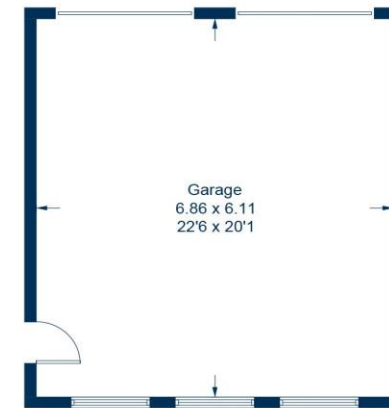


Ground Floor

= Reduced headroom below 1.5m / 5'0"



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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