



Blewbury, Didcot, OX11 9PT

Guide Price £270,000 Leasehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A generously proportioned three bedroom town house part of the Dibleys Heritage Estate a managed development for residents of 55 years and over situated in the heart of this charming downland village set in grounds of 6 acres.

3 Dibleys offers spacious extended accommodation with a large kitchen breakfast room and ground floor cloakroom. To the rear of the house there is a private south facing patio garden which opens into the extensive shared grounds of Dibleys.

Dibleys Heritage Ltd is a non profit residential management company. A monthly charge of £404.94 (plus a further £15 per month for the garage) covers all external maintenance of the property, all heating costs and maintenance of the grounds.

The properties originally built in 1969 are systematically updated by Dibleys Heritage for the peace of mind of the residents.





Key Features

- 3 bedrooms
- Refitted bathroom with walk in shower
- Ground floor cloakroom
- Impressive extended living room
- Kitchen/breakfast room
- Double glazed UPVC windows
- Impressive shared grounds
- Private Patio Garden & Garage
- EPC Rating: D Council Tax Band: C
- Monthly Service charge: £404.98

The Location

Blewbury is a pretty village with a thriving community at the foot of the Berkshire Downs. Local facilities include a garage and convenience store excellent farm shop community Post Office and two pubs locals towns of Didcot & Wallingford are just 4 miles away.

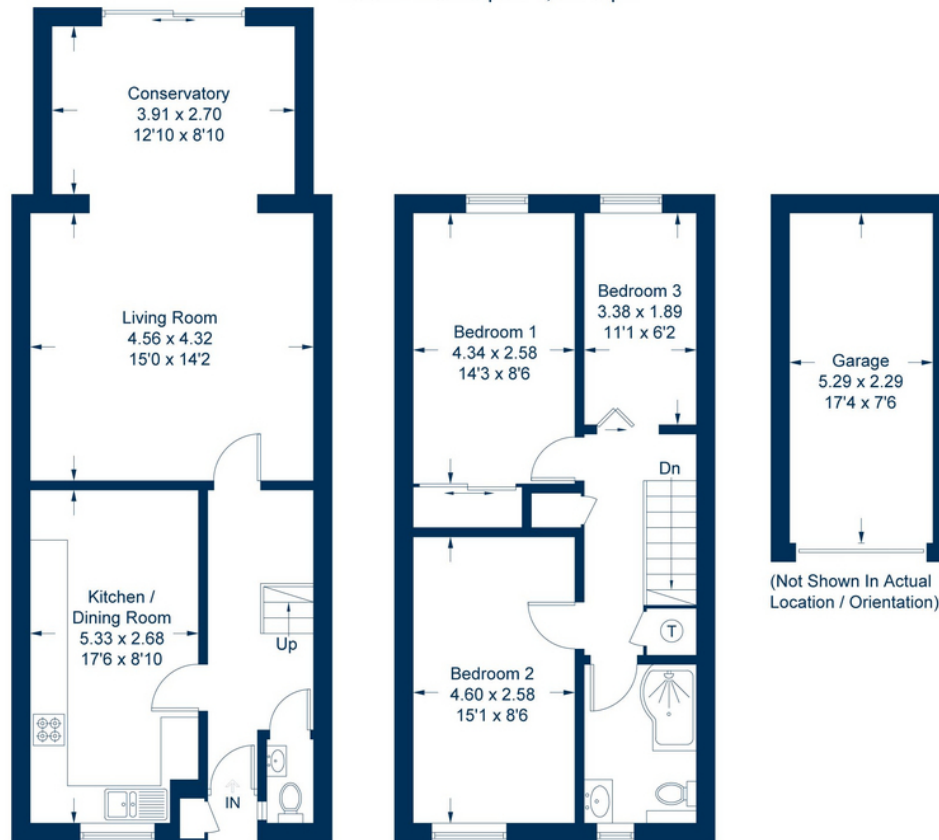


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Approximate Gross Internal Area
Ground Floor = 56.1 sq m / 604 sq ft
First Floor = 44.6 sq m / 480 sq ft
Garage = 12.4 sq m / 133 sq ft
Total = 113.1 sq m / 1,217 sq ft



Ground Floor

First Floor

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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