



Bessels Way, Blewbury, OX11 9NT  
£399,950 Freehold

THOMAS  
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SALES LETTINGS



## The Property

A surprisingly good-sized village house offering four bedrooms arranged over three floors. One of just five properties built to a high specification in the early 2000's set back from Bessels Way in this much sought after village.

The property was recently enlarged with a well-designed loft conversion with en-suite washroom and now offers well-balanced accommodation. Other points of note include gas central heating double-glazed replacement windows allocated parking to graveled courtyard and a west-facing rear garden.

Bessel Way lies on the Eastern edge of Blewbury and is made up of a wide variety of individual houses and bungalows in generous plots. Blewbury remains one of the prettiest of the South Oxfordshire villages, renowned for its vibrant and active community with a host of 50 or so clubs and societies covering a diverse spectrum of activities including the arts, sports clubs and general pastimes. Village facilities include a primary school, pre-school, a thriving farm shop, garage and convenience store, community post office and 2 village pubs.

Some material information to note: Gas fired central heating. Mains water, mains electrics, mains drains. Offcom checker indicates standard to superfast broadband is available at this postcode; with the possible exception of ultrafast. Offcom checker indications on mobile availability and mobile data. The government portal generally highlights this as an unlikely/low risk postcode for flooding. We are not aware of any planning permissions in place which would negatively affect the property. Details of any covenants or easements are available on request from the estate agent.





## Key Features

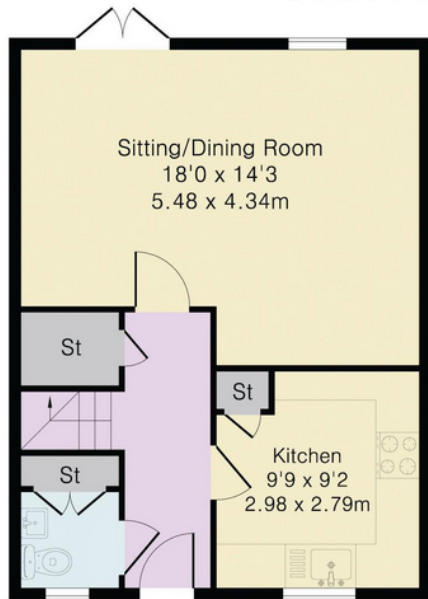
- Ground floor Cloakroom
- Sitting/dining room with doors to garden
- Kitchen
- Three first floor bedrooms
- Family bathroom
- Second floor bedroom with en-suite washroom
- Low maintenance west-facing garden
- Allocated parking to graveled courtyard
- Gas central heating and double glazing
- EPC Rating: C

## The Location

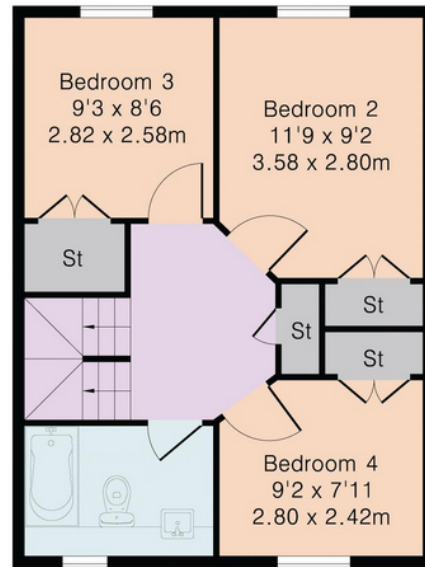
Didcot and Wallingford are both approximately 4 miles away for a wide variety of shopping facilities whilst Didcot also offers a fast rail connection to London Paddington in 40 minutes from Didcot Parkway. Oxford c. 19 miles Reading c. 18 miles and Newbury c. 16 miles.



Approximate Gross Internal Area 1047 sq ft – 98 sq m  
 Ground Floor Area 436 sq ft – 41 sq m  
 First Floor Area 436 sq ft – 41 sq m  
 Second Floor Area 175 sq ft – 16 sq m



Ground Floor



First Floor



Second Floor



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1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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