



King James House, London Road
Blewbury, Oxfordshire, OX11 9PB

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An individual four bedroom detached house enjoying a non-estate position within this much sought-after village offering flexible accommodation arranged over three floors.

The property features a conservatory, cloakroom, en-suite to main bedroom, family bathroom, gas central heating, UPVC double glazed windows and a landscaped rear garden with elevated graveled seating area.

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.





- No Onward Chain
- Useful loft room with opportunity for flexible use
- Gas centrally heated and UPVC double glazed
- Please contact us to confirm parking arrangement
- En-suite shower room to the main bedroom
- Village facilities include a primary school & nursery, garage with convenience store, highly regarded farm shop, 2 village inns and community Post Office
- Additional reception room via conservatory to the rear
- Local Authority: Vale of White Horse District Council
- Council Tax Band: F
- Tenure: Freehold

Approximate Gross Internal Area
 Ground Floor = 54.6 sq m / 588 sq ft
 First Floor = 43.7 sq m / 470 sq ft
 Room In Roof = 11.5 sq m / 124 sq ft
 Total = 109.8 sq m / 1,182 sq ft



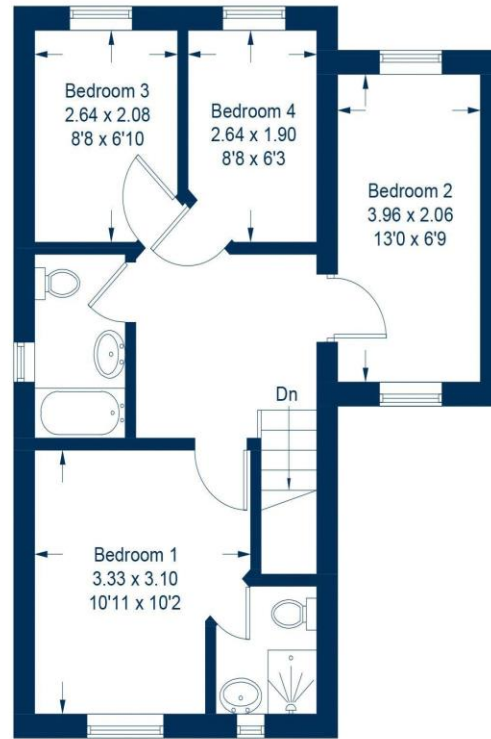
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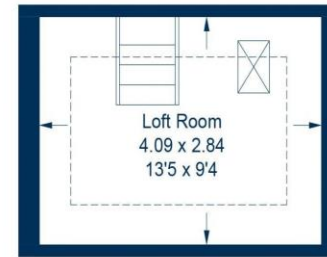


Ground Floor



First Floor

= Reduced headroom below 1.5m / 5'0"



Room In Roof

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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Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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