



Chailey Gardens, Blewbury, OX11 9FL

£395,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A rarely available three bedroom semi-detached house quietly situated in this exclusive development of just 30 houses on the edge of Blewbury village. This stylish family home features a fully fitted kitchen with integrated appliances including a double oven, fridge/freezer and dishwasher. The property also benefits from a lounge/diner with understairs storage, a downstairs cloakroom, en-suite shower rooms to both the principle bedroom and bedroom two, UPVC double glazing, gas central heating and Amtico flooring to the ground floor. The property also benefits from a private and well established south facing garden, carport and a two car driveway.

Chailey Gardens is made up of a variety of 2, 3 and 4 bedroom houses in a quiet village setting. A section of bridleway connects the development to the centre of the village for easy on-foot access to the school pub and other village amenities. Blewbury is 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.



The property is of a brick and tile construction. This property is connected to mains electricity, gas, water and drainage. Broadband - according to Ofcom, Basic broadband is available at this property (checker.ofcom.org.uk) Mobile Coverage - according to Ofcom, there is good coverage on a range of phone providers. (checker.ofcom.org.uk) According GOV.UK Flood Risk, this property has a very low flood risk. Information relating to Easements, Boundaries, Restrictions & Rights are awaited.



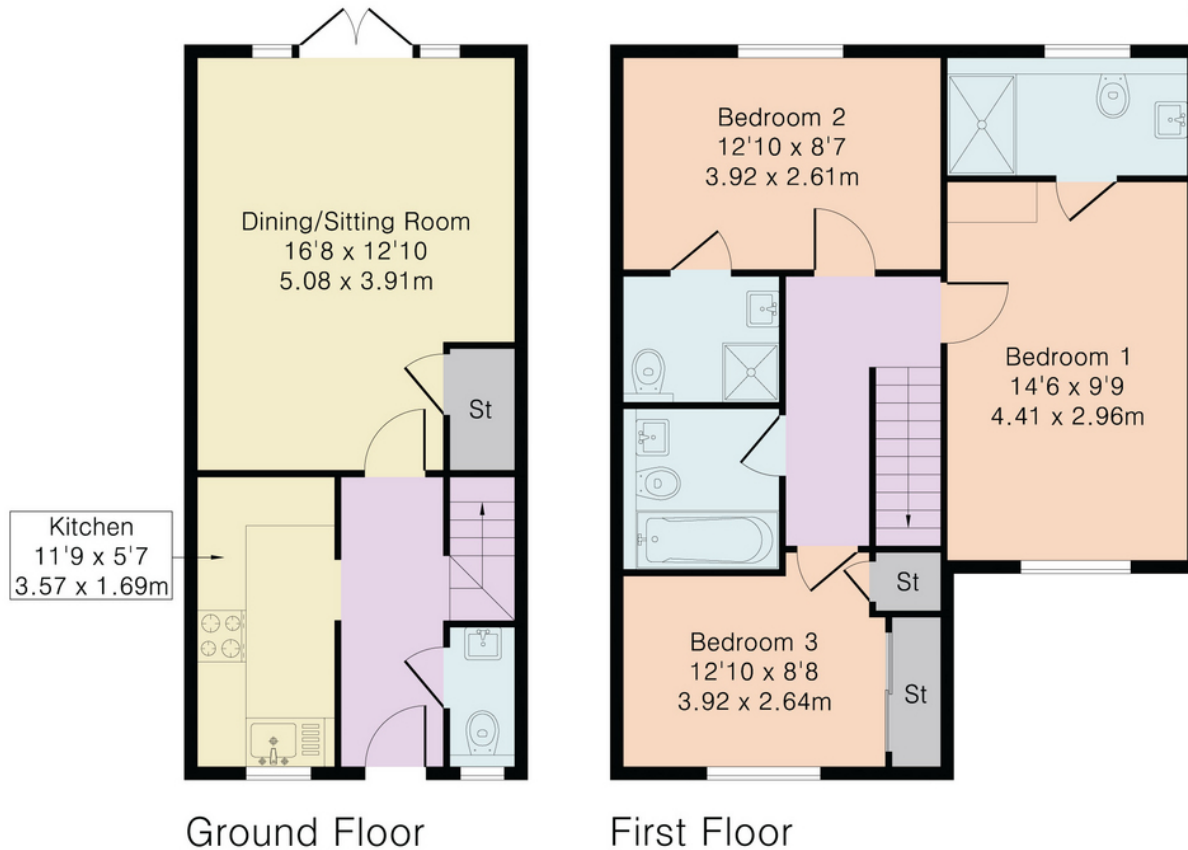
Key Features

- Semi detached
- Village location
- Two en suites
- Cloakroom
- South facing garden
- Carport and driveway parking
- Double bedrooms
- Integrated appliances

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 937 sq ft – 87 sq m
Ground Floor Area 367 sq ft – 34 sq m
First Floor Area 570 sq ft – 53 sq m



Thomas Merrifield and their clients give notice that:

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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