



Chapel Lane, Blewbury, OX11 9PQ

Fixed Price £925,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A stunning conversion of a former Methodist Chapel showcasing a contemporary loft style interior with high ceilings, large airy rooms, stylish kitchen and bathroom fittings and a very private south facing rear garden.

The Chapel originally dates from 1869 and work to convert the building into a unique home commenced just 4 years ago adding a first floor and enlarging the property at the rear to create over 2700 sqft of beautifully finished accommodation. The property features gas fired central heating (under floor to the ground floor and upstairs bathrooms), double glazed windows, including full width patio doors from the kitchen to a sunken terrace adjoining the house with a flight of steps leading to the garden beyond.

Chapel Lane is a no-through narrow lane in a lovely tucked away location right in the Heart of the village. 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 two village pubs.



Material Information

Ofcom checker indicates standard to superfast broadband is available at this postcode. Ofcom checker indicates good mobile availability is available for O2, EE and Vodaphone. This area is considered 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 are available on request from the estate agent.



Key Features

- 2,700 sqft of stylish accommodation
- 3 bedrooms (2 en-suites)
- 2 large reception rooms
- Statement kitchen with island
- Gas central heating (underfloor to ground floor & upstairs bathrooms)
- Utility room
- Downstairs cloakroom
- South facing gardens with sunken terrace
- 2 car gravel driveway

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.

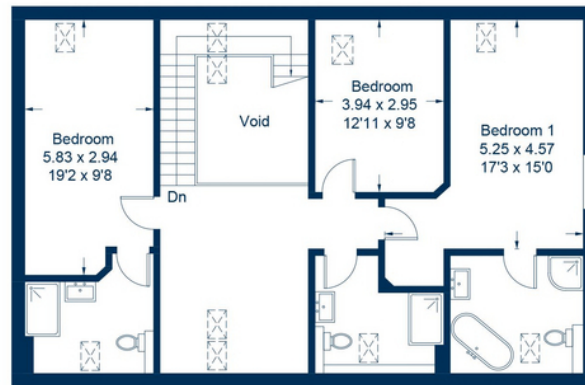
There is a village primary school and pre-school with a choice of secondary schools in Didcot including the highly regarded Didcot Girls School. There is independent schooling close by at Moulsoford Abingdon and Oxford.

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.

Approximate Gross Internal Area
Ground Floor = 156.5 sq m / 1,684 sq ft
First Floor = 96.8 sq m / 1,042 sq ft
Total = 253.3 sq m / 2,726 sq ft
(Excluding Void)



First Floor



Ground 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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Didcot Office
103 Broadway, Didcot
Oxfordshire, OX11 8AL

T 01235 813 777

E didcot@thomasmerrifield.co.uk

W thomasmerrifield.co.uk

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