



Bessels Lea, Blewbury, OX11 9NW  
£945,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

A modernist high specification four bedroom detached home with a statement open plan kitchen-diner-family room of particular scale and quality.

Nestled in a quiet tucked away position in the highly sought after village of Blewbury is this meticulously presented home offering around 2200sq ft of accommodation which has been designed to offer bright rooms with large windows. This exceptionally well-finished home offers lobby, cloakroom, entrance hall, study, triple aspect main lounge, utility room, and dining room which flows into a beautiful open-plan kitchen-family room with granite work surfaces and integrated appliances. The lounge is currently wired and equipped as a Dolby Atmos capable home cinema. An oak and glass staircase leads to the light and spacious first floor which comprises a modern four piece bathroom and four very generous bedrooms; the master with luxury en-suite shower room and dressing area with fitted wardrobes.

To the front of the property there is extensive driveway parking for a number of vehicles. Finally, to the rear; there is a predominantly lawned and good size garden, featuring a large mature apple tree and offering a private south facing aspect with large patio and shed. For the finish, size and location to be fully appreciated; this stylish home must be viewed.





## Key Features

- Beautifully presented throughout
- Large dining room
- Utility room and study
- Extensive driveway parking
- Four bedroom detached modernist home in a private position within the highly regarded village of Blewbury.
- South facing garden
- Beautifully presented throughout
- Exceptional open plan kitchen-family area
- Separate lounge with bespoke concealed wiring for home cinema
- Master bedroom with dressing area



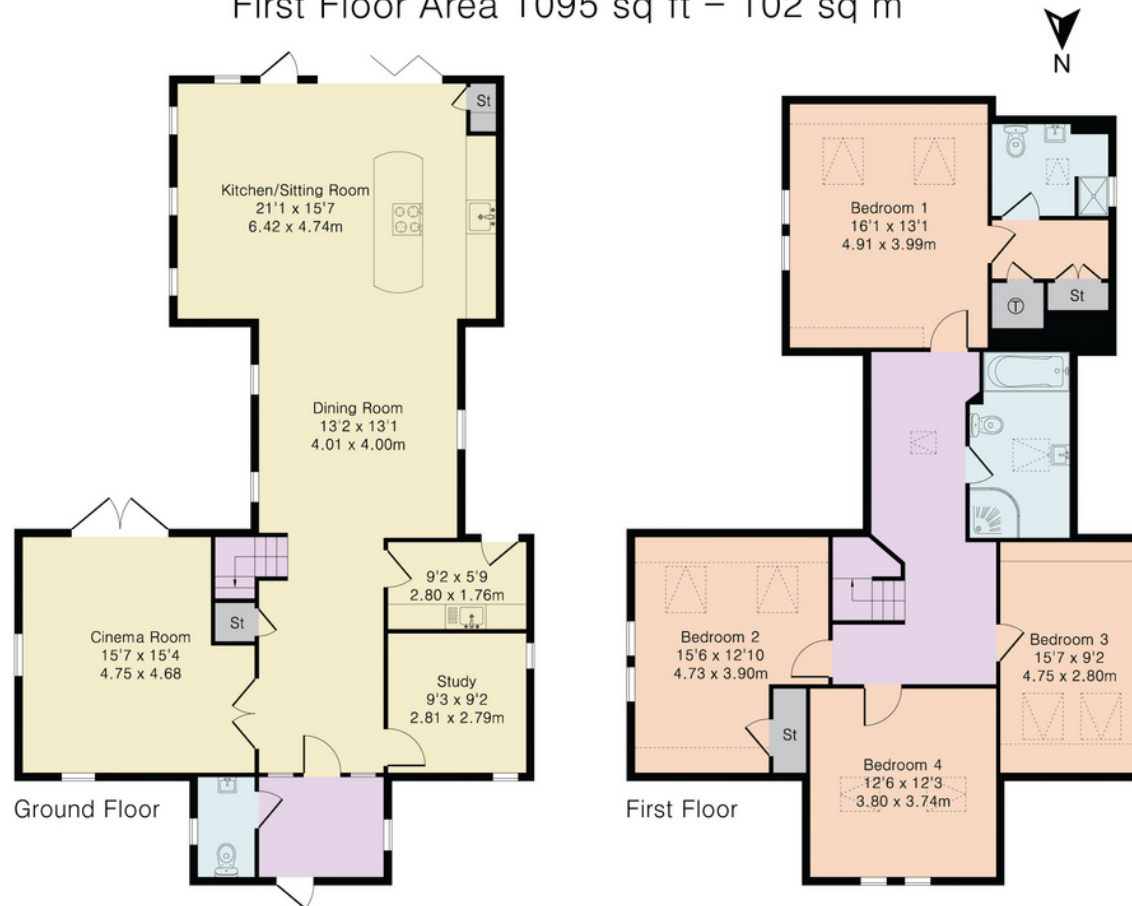
## The Location

Blewbury is considered one of the prettiest villages in the area with a host of traditional period houses and cottages synonymous with a quintessential English village. Facilities are varied and include a primary school & nursery, two well-regarded pubs, an excellent farm shop, Post Office and a garage/convenience store. There is strong sense of community and a dynamic range of social clubs and activities available with the arts being particularly well represented. Local entertainment includes the popular annual, open-air production of village plays by The Blewbury Players. For those with more of an interest in sports, there is the tennis and bowls club, golf driving range and, for walkers and cyclists, an extensive network of bridleways crossing stunning open countryside and The Ridgeway. Nearby shopping and leisure facilities are at Didcot, Wallingford and Wantage with rail stations at Didcot Parkway (Paddington in 40 minutes) and Cholsey. Motorway connections to the M4 and M40 are via the A34 access point at Chilton (3 miles).

Some material information to note: Gas central heating. Mains water, mains electrics, mains drains. The property has a right of way leading to extensive driveway parking. Ultrafast broadband is available at the property through BT full-fibre to the premises (FTTP) connection.. Ofcom checker indicates mobile availability and mobile data is available with all major providers at this postcode; with the possible exception of restricted data & voice calls with three. The government portal generally highlights this as an unlikely/very low risk address 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.



Approximate Gross Internal Area 2214 sq ft – 206 sq m  
Ground Floor Area 1119 sq ft – 104 sq m  
First Floor Area 1095 sq ft – 102 sq m



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