



London Road, Blewbury, OX11 9NZ

£489,950 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

A charming Grade II listed period cottage offering well proportioned accommodation and a pretty south facing garden in this quintessential English village at the foot of the Berkshire Downs.

The property has been the home of a well known local artist for many years and features a lovely vaulted first floor studio approached by a separate staircase. This part of the house could be easily configured as a bedroom or two, if desired.

Dating from the later 18th century, Treble House Cottage is a typical black and white timber framed property but unusually offers well proportioned light rooms. and the present owners have added a conservatory to take full advantage of the south facing garden. Other features include a vaulted dining room and kitchen, an open fire place to the sitting room, an en-suite shower room and separate ground floor bathroom and garage.

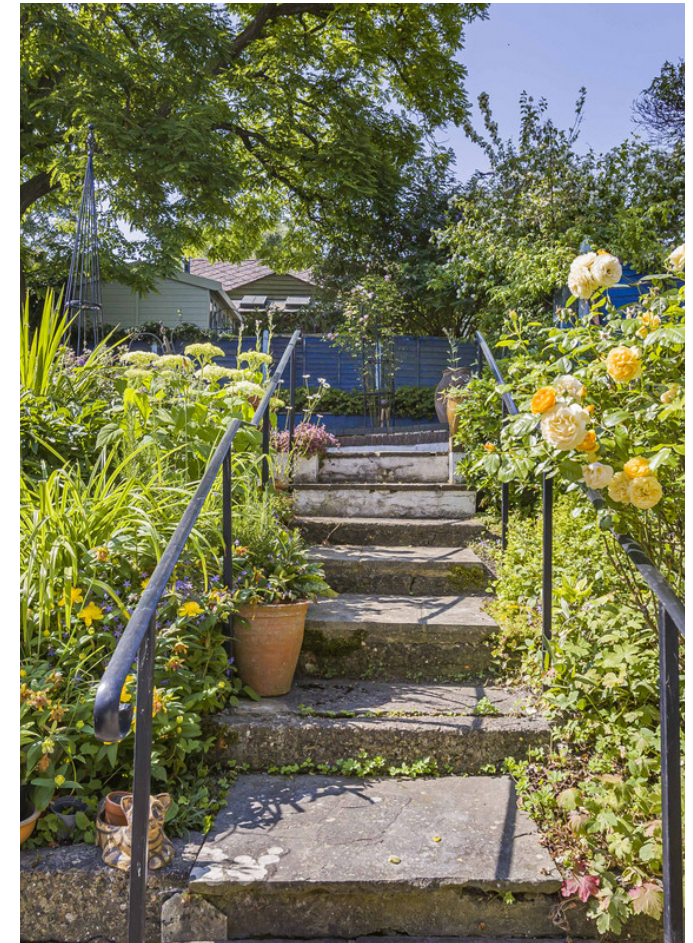
Some material information to note: Timber framed Grade II listed cottage. Gas fired central heating. Mains water, mains electrics, mains drainage. Offcom checker indicates standard to ultrafast broadband is available at this postcode; Offcom checker indicates coverage on all main providers. The government portal generally highlights this as a 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

- Delightful timber framed period cottage
- Generous and flexible accommodation
- Conservatory
- Bathroom and en-suite
- Pretty south facing garden
- Garage
- Gas central heating
- Open fireplace



## The Location

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 and shopping facilities together with a mainline rail connection from Didcot Parkway to London Paddington in 45 minutes.

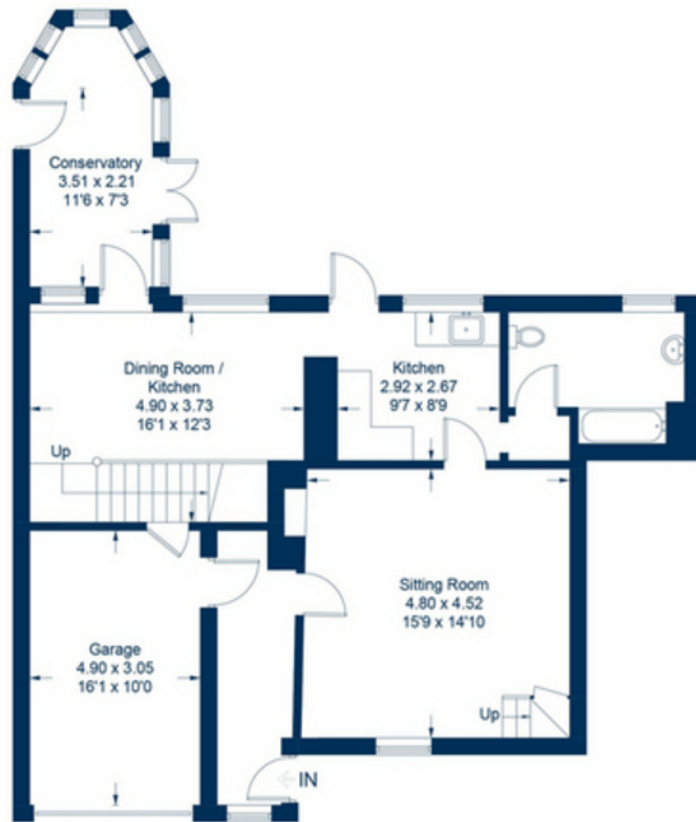


Thomas Merrifield and their clients give notice that:


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 = 94.6 sq m / 1,018 sq ft  
First Floor = 61.2 sq m / 659 sq ft  
(Including Garage)  
Total = 155.8 sq m / 1,677 sq ft



Ground Floor

 = Reduced headroom below 1.5m / 5'0



First 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.

© CJ Property Marketing Ltd

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

T 01235 813 777

E [didcot@thomasmerrifield.co.uk](mailto:didcot@thomasmerrifield.co.uk)

W [thomasmerrifield.co.uk](http://thomasmerrifield.co.uk)

THOMAS  
MERRIFIELD  
SALES LETTINGS