



Westbrook Street, Blewbury, OX11 9QG

£475,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

A charming and beautifully presented cottage offering a unique combination of character features blended with high specification contemporary finishes.

Originally a two bedroom cottage, the present owners have adapted the first floor layout to offer a generous double bedroom and a particularly spacious and luxuriously appointed bathroom. On the ground floor there is a well-proportioned living room complete with woodburner, opening into an oak framed garden room with French doors opening to the gardens, a well-planned Shaker style kitchen and with a utility space and cloakroom completing the accommodation.

Outside, the gardens are a particular feature, combining clever hard landscaping with a southerly aspect at the rear. In addition, there is a brick outbuilding to the front of the property that has been converted for use as a small studio and driveway parking.

Some material information to note: Gas fired central heating. Mains water, mains electrics, mains drains. Ofcom checker indicates standard to Ultrafast broadband is available at this postcode. Ofcom checker indications on mobile availability and mobile data to be available for main providers. The government portal generally highlights this as an unlikely/low risk postcode for flooding.





Key Features

- Beautifully presented character cottage
- Character features blended with contemporary finishes
- Generous double bedroom and luxuriously appointed bathroom
- Living room with woodburner
- Oak framed garden room
- Shaker style kitchen
- Utility space and cloakroom
- Wonderful cottage gardens with small studio
- Driveway parking





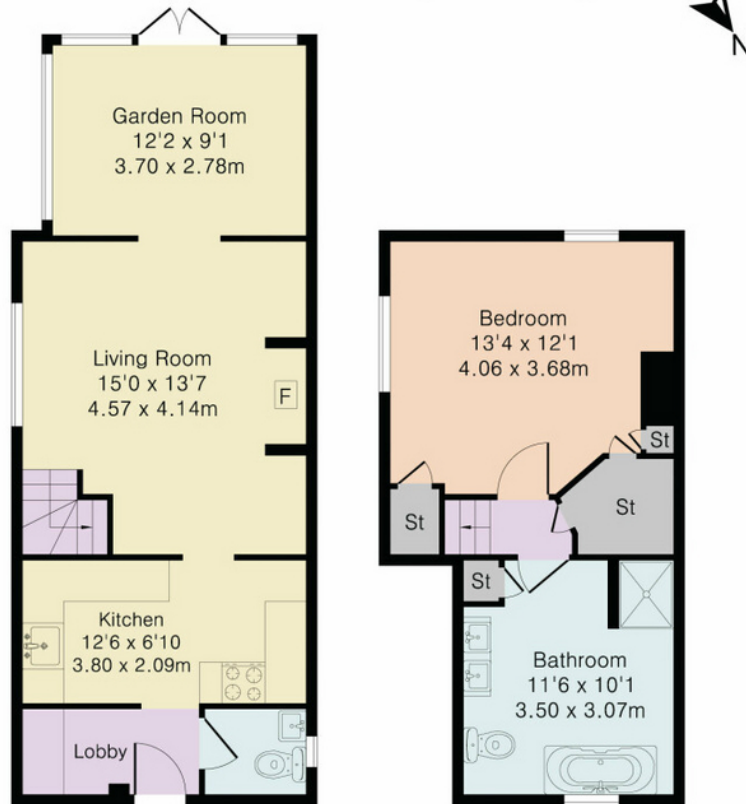
The Location

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 2 village pubs.

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 793 sq ft – 74 sq m
Ground Floor Area 474 sq ft – 44 sq m
First Floor Area 319 sq ft – 30 sq m



Ground Floor

First Floor

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