



South Street, Blewbury, OX11 9PR

£1,500,000

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

A particularly handsome period house offered for sale for the first time in over 50 years, one of a handful of standout traditional timber framed houses in this quintessential English village.

Dating in origin from 1625 and remodelled and enlarged in 1784, The Old Malthouse offers unspoilt character accommodation on a generous scale with three large reception rooms and up to five bedrooms. There is an attached workshop and garage that could easily be incorporated into the house, if desired and an impressive range of former stables offering the opportunity to create a separate annex or homeworking space.

The property was significantly updated and refurbished in the mid 20th century by the then owners Dr C.S Orwin, author and first director of the Oxford University institute of Agricultural Economics. A number of interesting Malt House artefacts including original malt shovels and maltsack stamps were discovered at this time and remain at the property.

During the present owner's occupation of the property the house has been sympathetically enhanced and maintained retaining the original character of the building whilst blending practical updates to the kitchen and bathrooms and adding some sealed double glazing.

The gardens are a particular feature, surrounding the property on three sides and being principally enclosed with natural screening. The property is approached from South Street via a lychgate with a flagstone path leading to the front door. The well-stocked garden includes a number of mature trees including a mulberry tree, several fruit trees including a particularly rare variety of apple added by Dr Orwin during his time at The Old Malthouse.





Key Features

- Detached period house dating in origin from 1625
- Five bedrooms
- Three reception rooms
- Attached workshop and garage
- Range of former stables offering opportunity to create a separate annex/home working space
- Feature enclosed gardens surrounding the property



The Location

The property is located in the heart of the village at the north end of South Street. Blewbury is a delightful thriving village renowned as much for its vibrant and diverse community as it's unspoilt beauty. There are currently around 50 clubs and societies in the village covering sport, art and music with excellent facilities for all the mainstream sports, as well as some of the more niche activities such as the croquet club and skate park. Village facilities include a busy farm shop, garage with convenience store, two pubs, a Church of England primary school and preschool and a community post office.

Nearby shopping and leisure facilities are available at Didcot, which also offers a mainline rail connection to London Paddington in 40 minutes or alternatively the pretty Thameside town of Wallingford.

The A34 can be accessed at Chilton leading to the M4 motorway and Newbury to the south and the M40 motorway and Oxford to the north.

Local Secondary schooling is available Didcot or Wallingford with a variety of independent schools at Moulsoford, Abingdon and Oxford.



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Approximate Gross Internal Area 3555 sq ft – 330 sq m
Ground Floor Area 1392 sq ft – 129 sq m
First Floor Area 1314 sq ft – 122 sq m
Garage/Outbuilding Area 849 sq ft – 79 sq m



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