



Westbrook Street, Blewbury, OX11 9QB  
£535,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS







## The Property

A unique single story character property in the converted stable style offering stylish well appointed accommodation in a lovely tucked away location within Blewbury.

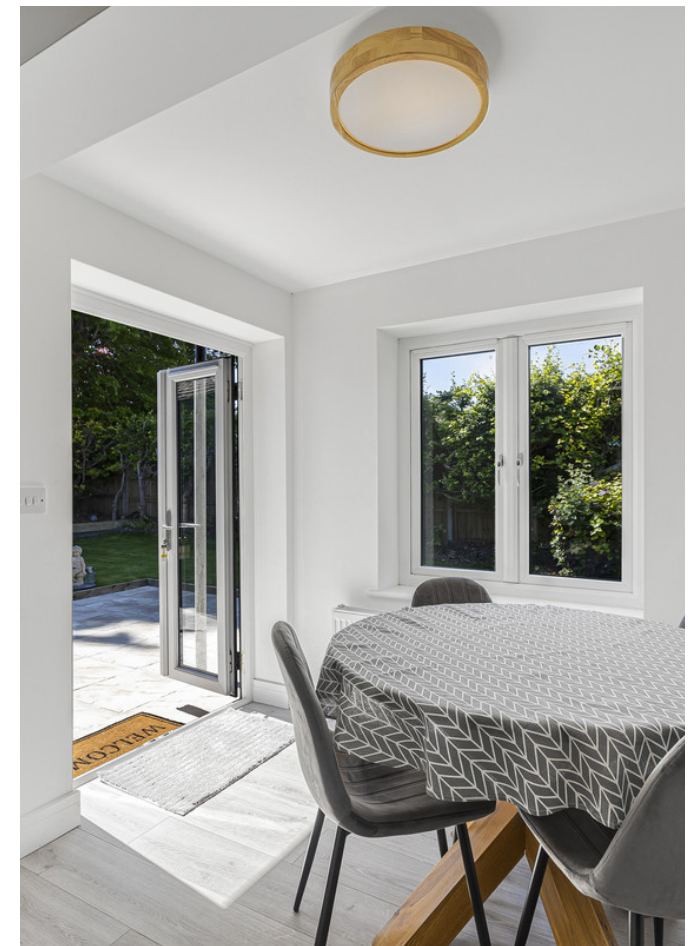
Garden House has been the subject of comprehensive refurbishment over the last 18 months to create a well-planned two bedroom home featuring an open plan living space, principal suite of bedroom with en-suite and walk in wardrobe, a guest bedroom, further shower room and utility room.

The property is situated off Westbrook Street, approached via a private lane that leads to Garden House and its one neighbour. The property is set in a private garden with a southerly aspect and with a good sized driveway to the side of the house.

Some material information to note: Oil central heating. Mains water, mains electrics, drainage. Ofcom checker indicates standard to superfast broadband is available at this postcode. Ofcom checker indicates there is mobile service with all main providers. The government portal highlights this as a very low risk area for flooding.







## Key Features

- Open plan living space
- Private south facing gardens
- Double width driveway parking
- UPVC double glazed windows
- Oil fired central heating
- Principle bedroom with en-suite shower room and walk-in wardrobe
- EPC Rating: D





## The Location

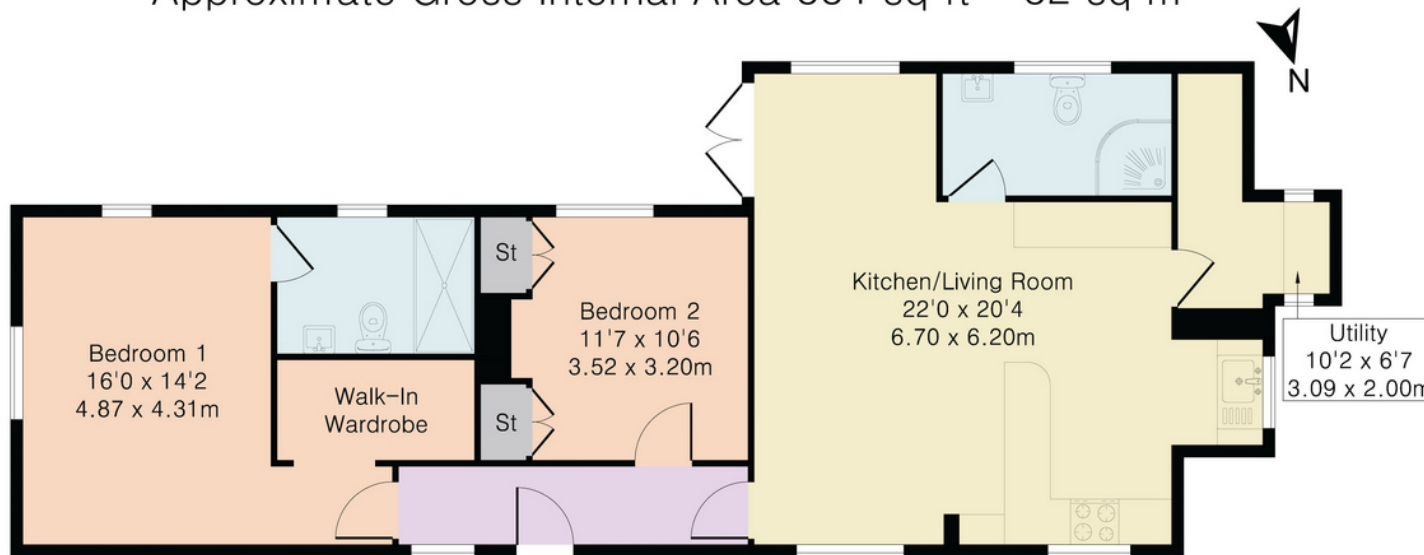
Westbrook Street is a quiet lane made up of a diverse mix of village houses and cottages within this delightful village. Village facilities include a busy farm shop, garage and convenience store, two village Inns, C of E primary school, nursery, community Post Office and Church. Nearby shopping and leisure facilities are at Didcot, Wallingford and Wantage with rail stations at Didcot Parkway (Paddington in 45 minutes) and Cholsey road connections to the M4 and M40 via the A34 access point at Chilton (3 miles).

Independent schooling will be found close by (4 miles) at Moulsoford (Cranford House & Moulsoford Prep) with a variety of highly regarded schools at Abingdon & Oxford.

Oxford 18 miles, Reading 15 Miles, Newbury 16 Miles.



Approximate Gross Internal Area 884 sq ft – 82 sq m



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.

**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