



Church Road, Blewbury, OX11 9PY

£1,100,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

A substantial village house with self-contained annex in a mature garden setting right in the heart of this vibrant and sought-after South Oxfordshire village.

Built in the 1960s and designed by the 'Pevsner' acclaimed architect Martin Sylvester, this unique property offers flexible family accommodation arranged over three floors, including such features as a central spiral staircase, a split-level sitting room and a large open plan family kitchen and living space. The house was finished to reflect a minimalist industrial style with exposed brick walls, high ceilings with exposed timber Joists and quarry tiled floors.

The present owners have updated the property installing double-glazed replacement windows, new bathrooms and kitchen, as well as creating an independent single-story annex to the side of the main house. The property enjoys a prominent corner location in Church Road, a quiet no-through Lane that leads to Saint Michaels Church and the village preschool. The gardens which surround the property are well matured with a sunny southerly aspect to the principal rear garden.



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 two village pubs.



## Key Features

- Substantial detached house with self-contained annex
- Flexible accommodation arranged over three floors
- Open-plan family kitchen and living space
- Quiet no-through lane
- Five bedrooms
- Council tax Band: F
- Feature spiral staircase
- Gas central heating and double glazed windows
- EPC Rating: C
- Council Tax Band: F



## The Location

Both Didcot and Wallingford are approximately 4 miles away offering a varied range of shopping facilities whilst Didcot also offers a fast rail connection to London Paddington in 40 minutes from Didcot Parkway.

There is a village primary school and pre-school with a choice of secondary schools in Didcot including the highly regarded Didcot Girls School. Independent schooling is close at hand principally at Moulsoford, Abingdon and Oxford.

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 with the exception of 3. The government portal generally highlights this as an unlikely/low risk postcode for flooding.

Oxford c. 19 miles, Reading c. 18 miles, Newbury c. 16 miles.



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Approximate Gross Internal Area 2970 sq ft – 275 sq m  
Ground Floor Area 929 sq ft – 86 sq m  
First Floor Area 931 sq ft – 86 sq m  
Second Floor Area 618 sq ft – 57 sq m  
Annex Area 492 sq ft – 46 sq m



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