



South Street, Blewbury, OX11 9PR

£1,475,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

A handsome village house set in a mature, principally walled garden approaching half an acre offering well proportioned accommodation of over 3000 sqft in a lovely location within Blewbury village.

Approached over a long gravel driveway, Little Cleve was built by the present owners in 1993 to an exacting specification to include such features as a concrete first floor and three zone gas central heating.

The property exudes a traditional character with high ceilings with dentil corning to the principal classically proportioned rooms. The house offers three bedroom suites, together with two further double bedrooms. On the ground floor the accommodation offers a high degree of flexibility with a generous family kitchen, a large sitting room, study and a formal dining room that could equally be used as a family room, if preferred.

Little Cleve is approached from South Street a quiet lane in the heart of the village within the conservation area. Blewbury is considered one of the prettiest of the South Oxfordshire villages and is 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.





## Key Features

- Handsome village house in mature garden approaching half an acre
- Living Room
- Dining Room
- Kitchen and Utility
- Five bedrooms
- 4 Bathroom/Shower Rooms (3 en-suite)
- Double garage with electric door
- EPC Rating: C
- Council Tax Band G



## The Location

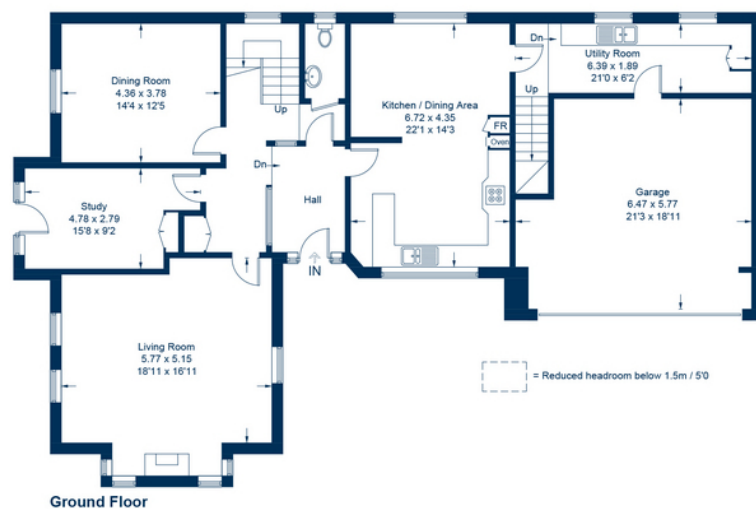
Didcot and Wallingford are both approximately 4 miles away each offering a wide variety of shopping facilities whilst Didcot also offers a fast rail connection to London Paddington in 40 minutes from Didcot Parkway. Oxford c. 19 miles, Reading c. 18 miles, Newbury c. 16 miles.

Schools: There is a village primary school and pre-school with a choice of secondary schools in Didcot including the highly regarded Didcot Girls School. There is also a wide selection of independent schools in the area with those at Moultsford (Moultsford Prep School and Cranford House) and Abingdon (Abingdon School, St Helens & St Catherines and Our Ladys being the closest.

Some material information to note: Gas central heating. Mains water, electricity and drainage. Ultrafast broadband is available at the property. Ofcom checker indicates mobile availability and mobile data is available with all major providers at this postcode; with the possible exception of three. The government portal generally highlights this as an unlikely/very low risk address for flooding. We are not aware of any planning permissions in place which would negatively affect the property.



Approximate Gross Internal Area  
 Ground Floor = 164.7 sq m / 1,773 sq ft  
 ( Including Garage)  
 First Floor = 140.9 sq m / 1,517 sq ft  
 Total = 305.6 sq m / 3,290 sq ft



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.

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