



35 Grahame Close, Blewbury, OX11 9QE

£439,500 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

A particularly well proportioned three double bedroom property arranged over three floors enjoying a quiet tucked away location within this sort after small development in the heart of Blewbury village.

Grahame Close dates from the 1960's and is made up of just 44 homes clustered around an open green and clear running stream which passes through the close. The development takes its name from Kenneth Grahame author of the "Wind In The Willows" who once lived at Bohams's House, the grounds of which included an orchard where Grahame Close now stands.

This particular property has been extended and enlarged over recent years to feature a generous kitchen breakfast room with French doors opening to the south facing gardens and an impressive principal suite of bedroom and en-suite shower on the second floor. Other points of note include gas central heating, double glazed UPVC windows, a ground floor cloakroom and polished timber strip flooring to the sitting room, which also features an open fireplace with wood burner.

Some material information to note: Gas central heating. Mains water, electricity and drainage. Superfast 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.







## Key Features

- Generous Kitchen/breakfast room
- Sitting room with open fireplace with woodburner
- Ground floor cloakroom
- Two first floor bedrooms and family bathroom
- Second floor bedroom with en-suite shower room
- UPVC double glazing
- Gas central heating

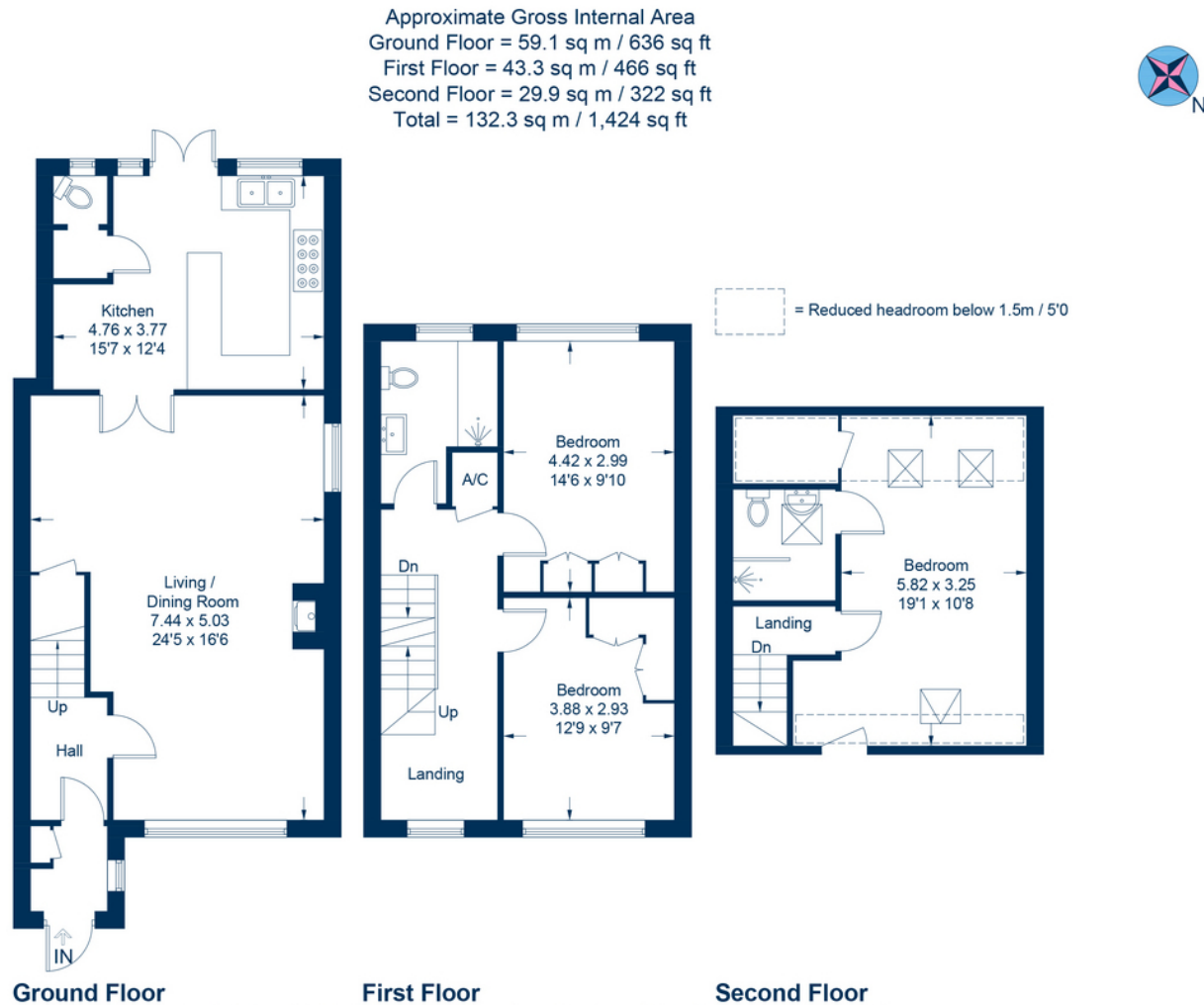
## The Location

Blewbury remains one of the prettiest 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 past times. Village facilities include a primary school, preschool, thriving Farm Shop, Garage and Convenience Store Community Post Office and two village pubs. Didcot is just 4 miles away and offers an excellent range of shopping facilities together with a fast rail connection from Didcot Parkway to London Paddington another 40 minutes.

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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.



Ground Floor

First Floor

Second Floor

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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