



4 Bohams Cottages Blewbury, Didcot, OX11 9QF  
£595,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

An extremely impressive property with altered internal accommodation, ideally positioned in the corner of this collection of sought-after cottages within the heart of the village.

This privately situated home has been extensively renovated by the present owners to provide modern and stylish accommodation across two floors. The ground floor offers a spacious entrance hall which has benefitted from the addition of an oak and glass surround pitched-porch, an open plan kitchen/dining room with Howdens kitchen and integrated appliances, a family sitting room with open fire, utility/boot room and cloakroom. On the first floor are three well-proportioned bedrooms and a refitted family bathroom. Outside there is a wrap around garden plot, garage and driveway parking, which has recently been extended to allow for two vehicles side by side.

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.



Some material information to note: Gas central heating. Mains water, mains electrics, mains drains. Offcom checker indicates standard to superfast broadband is available; ultrafast could be restricted at this postcode. Offcom checker indicates mobile availability is available with all major providers. The government portal generally highlights this as an unlikely/low risk address for flooding. We are not aware of any planning permissions in place which would negatively affect the property.





## Key Features

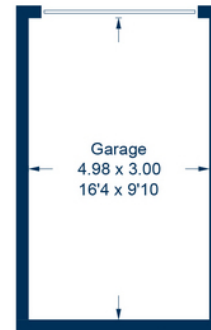
- Gas central heating with new boiler installed in 2018
- Redecorated throughout over recent years
- UPVC double glazed windows
- Wrap around garden plot to front, side and rear of the property
- Integrated fridge/freezer, dishwasher, washing machine & AEG induction hob
- Fitted shutters
- Garage and driveway parking

## The Location

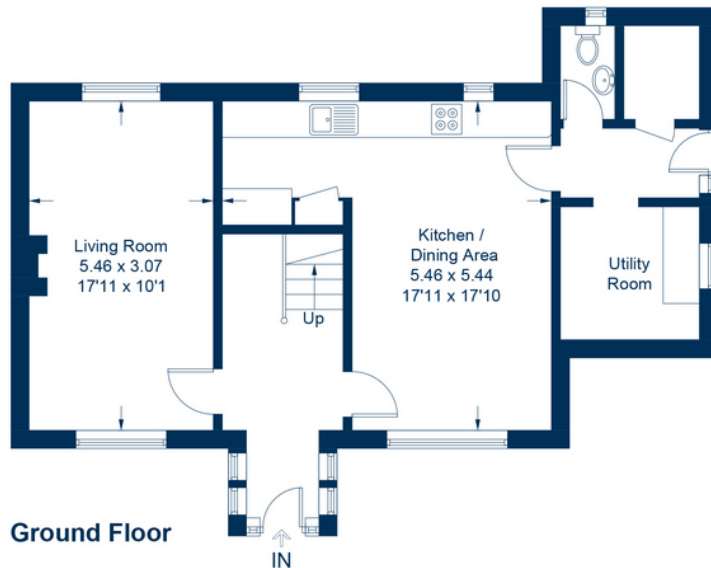
Didcot and Wallingford are both approximately 4 miles away each offering a wide variety of shopping facilities whilst Didcot also offers a fast rail connection to London Paddington in 40 minutes from Didcot Parkway. Oxford c. 19 miles, Reading c. 18 miles, Newbury c. 16 miles.

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 Moulsoford (Moulsoford Prep School and Cranford House) and Abingdon (Abingdon School, St Helens & St Catherine's and Our Lady's being the closest.

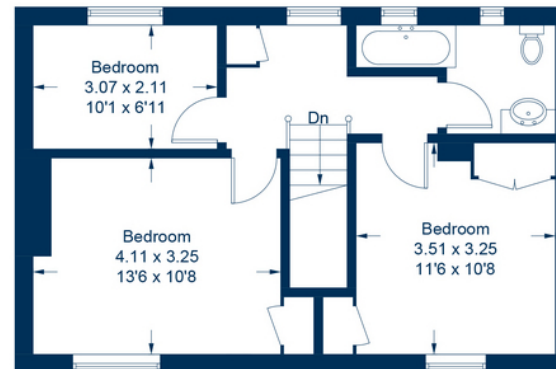
Approximate Gross Internal Area  
 Ground Floor = 61.6 sq m / 663 sq ft  
 First Floor = 47.1 sq m / 507 sq ft  
 Garage = 15.0 sq m / 161 sq ft  
 Total = 123.7 sq m / 1,331 sq ft



(Not Shown In Actual  
Location / Orientation)



Ground Floor



First 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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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.

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