



Westbrook Street, Blewbury, OX11 9QA

Offers Over £695,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

A charming Grade II listed cottage offering flexible and well-proportioned character accommodation.

Originally dating from the late 16th century (Historic England). Wayside Cottage has been home for the present owners since the last 1970's and has been lovingly restored, updated and extended by them over the years. Features include a large farmhouse style family kitchen with Aga, three further reception rooms, four bedrooms, a first floor family bathroom and the addition of a ground floor shower room.

The gardens are a particular feature, a well-stocked cottage garden, leads down to a stream at the far end of the plot with a footbridge crossing to part of an island.

Wayside Cottage stands on Westbrook Street flanked by Brookside Cottage to the south and Insway Cottage to the north side. Whilst there is no on-site parking at Wayside Cottage, there is ample unrestricted parking on Westbrook Street, directly opposite the cottage.

Westbrook Street is a quiet lane made up of a diverse mix of village houses and cottages within this delightful village.





Key Features

- Grade II Listed thatched cottage
- Large farmhouse style family kitchen with Aga
- Three reception rooms
- Four bedrooms
- Family bathroom and shower room
- Well-stocked cottage gardens
- EPC Rating: E
- Council Tax Band: F





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 Moultsford (Cranford House & Moultsford Prep) with a variety of highly regarded schools at Abingdon & Oxford. Oxford 18 miles, Reading 15 Miles, Newbury 16 Miles.

Some material information to note: Grade II timber framed thatched cottage. Gas central heating. Mains water, mains electrics, septic tank drainage. Ofcom checker indicates standard to ultrafast 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 and medium risk for surface water flooding. We are not aware of any planning permissions in place which would negatively affect the property. Details of any covenants or easements are available on request from the estate agent.



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Ground Floor

Approximate Gross Internal Area 2551 sq ft – 237 sq m
Ground Floor Area 1486 sq ft – 138 sq m
First Floor Area 956 sq ft – 89 sq m
Outbuilding Area 109 sq ft – 10 sq m



First Floor

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