



Westbrook Street, Blewbury, OX11 9QB

£699,950 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS









## The Property

A unique cottage style detached house individually built in a lovely location within the conservation area of this charming village.

Originally completed in the early 1990's, Finches has been tastefully updated and refitted by the present owners to offer elegant and beautifully presented accommodation featuring a classic open plan custom fitted kitchen/dining room with island, a well-proportioned sitting room complete with fireplace, wood burner and French doors leading to the gardens, three double bedrooms, a well appointed bathroom, cloakroom and utility room.

In addition, the present owners have converted the original garage to create a vaulted, bright and spacious studio/home office with double doors opening to the gardens.

Some material information to note: Mains water, gas, electrics, mains drains. The property has private driveway parking. Ofcom checker indicates standard to superfast broadband is available. Ofcom checker indicates mobile availability and data voice calls could be compromised with some major providers. 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. Details of any covenants or easements are available on request from the estate agent.







## Key Features

- Open plan kitchen/dining/living space
- Sitting room with woodburner and French doors to garden
- Cloakroom
- Utility
- Three bedrooms and family bathroom
- Garden studio/home office with French doors to garden
- Gas central heating
- Double glazed windows
- Council tax band F
- EPC D







## The Location

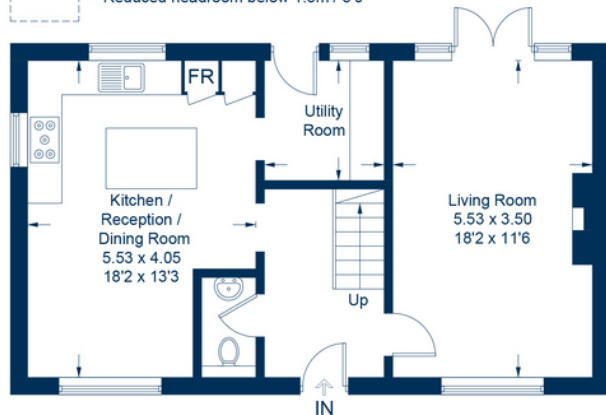
Blewbury remains one of the prettiest of the South Oxfordshire villages, renowned for its vibrant and active community with a host of 50 or so clubs and societies covering a diverse spectrum of activities including the arts, sports clubs and general pastimes. Village facilities include a primary school, pre-school, a thriving farm shop, garage and convenience store, community post office and 2 village pubs.



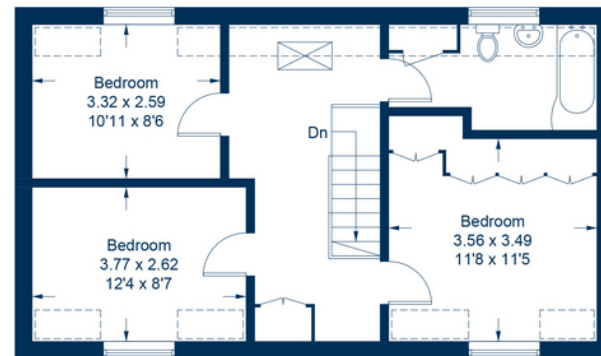
Approximate Gross Internal Area  
 Ground Floor = 55.4 sq m / 596 sq ft  
 First Floor = 54.9 sq m / 591 sq ft  
 Outbuilding / Study = 12.0 sq m / 129 sq ft  
 Total = 122.3 sq m / 1,316 sq ft  
 (Excluding Shed)



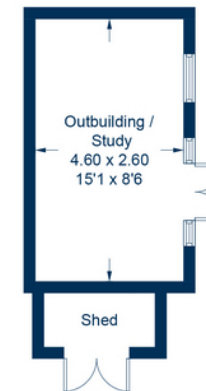
 = Reduced headroom below 1.5m / 5'0"



Ground Floor



First Floor



Outbuilding  
 (Not Shown In Actual  
 Location / Orientation)

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.

© CJ Property Marketing Ltd

Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

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.

### Didcot Office

103 Broadway, Didcot  
 Oxfordshire, OX11 8AL

T 01235 813 777

E [didcot@thomasmerrifield.co.uk](mailto:didcot@thomasmerrifield.co.uk)

W [thomasmerrifield.co.uk](http://thomasmerrifield.co.uk)

THOMAS  
 MERRIFIELD  
 SALES LETTINGS