



Westbrook Street, Blewbury, OX11 9QB

£665,000 Freehold

THOMAS
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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.





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.

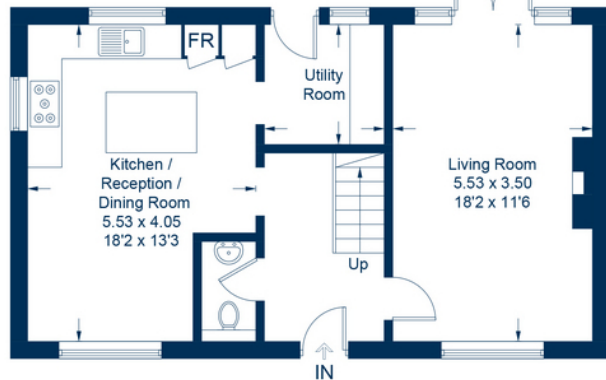
Some material information to note: Mains water, gas, electrics, mains drains. The property has private driveway parking. Ofcom checker indicates standard to superfast broadband is available. Ofcom checker indicates mobile availability and data voice calls could be compromised with some major providers. 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. Properties built or renovated pre-1999 may contain asbestos in certain building materials e.g. Artex, vinyl tiles, sheet boards and corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice.



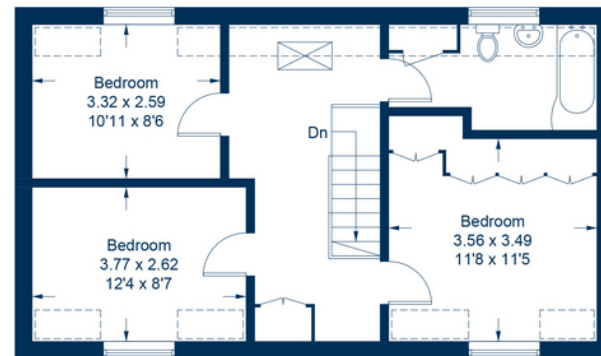
Approximate Gross Internal Area
 Ground Floor = 55.4 sq m / 596 sq ft
 First Floor = 54.9 sq m / 591 sq ft
 Outbuilding / Study = 12.0 sq m / 129 sq ft
 Total = 122.3 sq m / 1,316 sq ft
 (Excluding Shed)



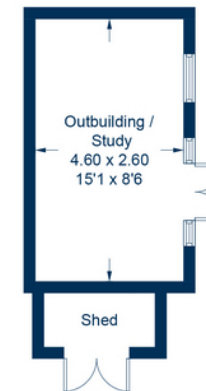
 = Reduced headroom below 1.5m / 5'0"



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.

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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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