



Abners Barn, Church Road, Blewbury, OX11 9PY
£400,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



E INNER ELEVATION 1
1: 100



F INNER ELEVATION 2
1: 100



D FRONT ELEVATION
1: 100



A SIDE ELEVATION
1: 100



B REAR ELEVATION
1: 100



C SIDE ELEVATION 2
1: 100

Upper Floor
3240
Ground Floor
10

Upper Floor
3240
Ground Floor
10



The Property

A unique opportunity to purchase a Grade II Listed barn with planning consent to convert to a unique split level home combining the features of the original timber framed structure with contrasting contemporary open plan living. The Barn is set in a lovely cottage garden of over 0.25 acre adjacent to Abners a traditional and unspoilt timber framed farmhouse.

Planning & Listed building consent were granted by South & Vale District Council under ref P24/V0956/FUL and P24/V0958/LB and can be viewed in detail.

The Barn stands in Church Road right in the centre of Blewbury in what must be considered one of the very best locations in the village, in the heart of the conservation area. Blewbury is one of South Oxfordshire's most picturesque villages standing at the foot of the Berkshire Downs just four miles south of Didcot.

The purchaser of Abners Barn will be responsible for creating the courtyard parking area for both the barn and the adjacent property Abners. A wall between the garden of Abners and Abners Barn is detailed in the planning consent above.

Material Information:

Conservation Area.

It is understood that the existing roof tiles have an element of asbestos content

All main services are available in Church Road.

Ofcom checker indicates standard to ultrafast 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 a low/unlikely area for flooding.

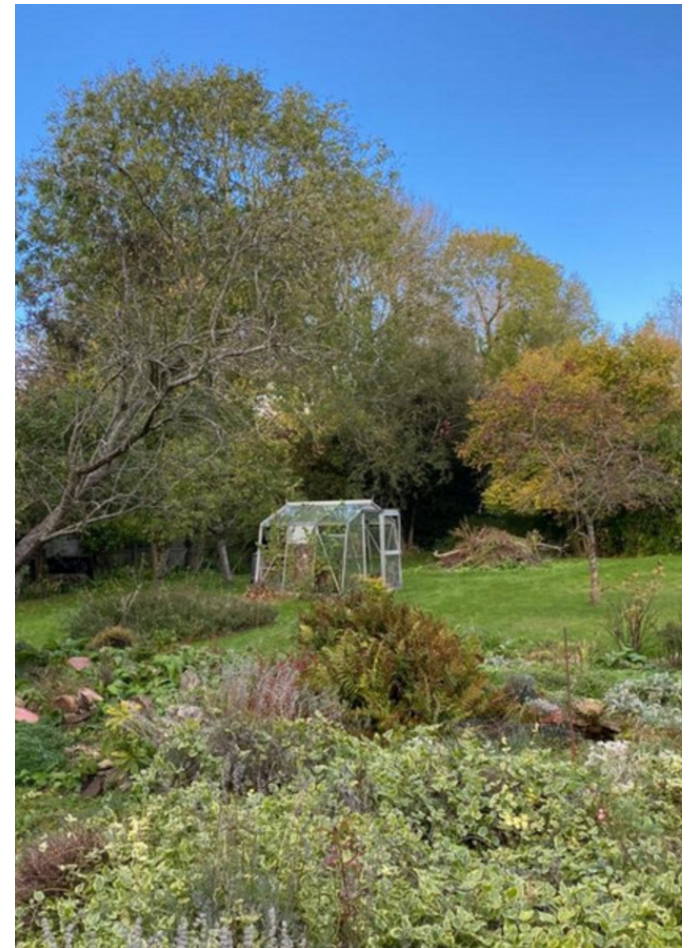


Key Features

- Stylish barn conversion opportunity
- Split level open plan accommodation
- Mezzanine snug & office area
- Glazed link to ground floor bedroom space
- Wonderful location in this highly regarded village
- Mature gardens & grounds of just over 1/4 acre
- Shared courtyard parking with Abners

The Location

Village facilities include a primary school & pre-school, garage with convenience store, highly regarded farm shop, 2 village Inns and a community Post Office. The village is renowned for its many active clubs and societies (around 50 in total). Didcot, just 4 miles away, offers excellent leisure & shopping facilities together with a mainline rail connection from Didcot Parkway to London Paddington in 45 minutes. Local secondary schooling is principally at Didcot with options at Compton and Wantage with a variety of independent schools at Moulsoford, Abingdon and Oxford.

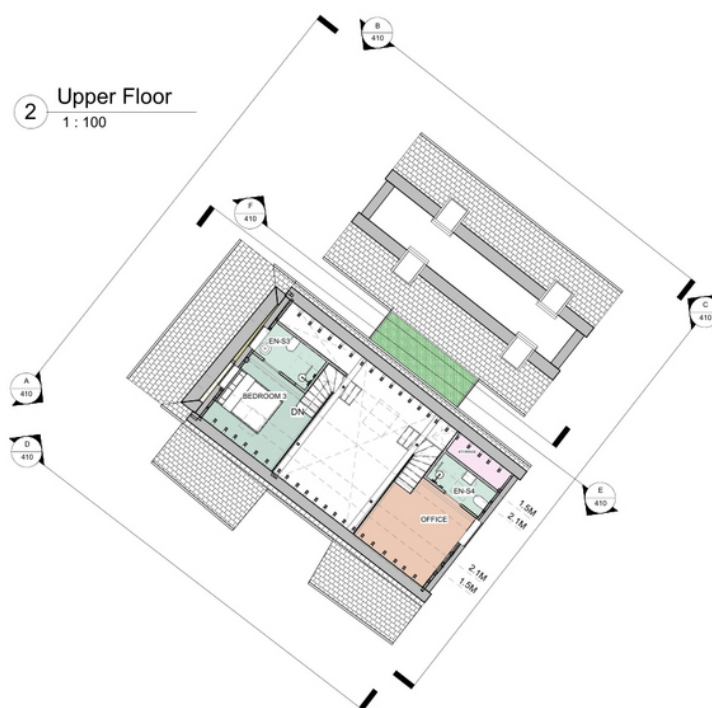


Abner's Barn, Church Road, Newbury MA23-003
 Nov '23
 Proposed Floor Plans
 REV.6
 As indicated @ A2

DESCRIPTION	DATE	BY	NO.
DESIGN CHANGES (PLANES)	20/11/23	TM	1
DESIGN CHANGES (PLANES)	09/12/23	TM	2
DESIGN CHANGES (SHEDDING ROOF AND DRILL)	05/01/24	TM	3
DESIGN CHANGES	11/02/24	TM	4
DESIGN CHANGES	09/03/24	TM	5
DESIGN CHANGES	09/03/24	TM	6



2 Upper Floor
 1 : 100



KEY:

- EXISTING (TO BE RETAINED) TIMBER FRAME
- EXISTING (TO BE RESTORED) TIMBER FRAME
- PROPOSED STRUCTURE
- GREEN ROOF
- OVERHEAD/HIDDEN ELEMENTS
- REMOVED/ALTERED STRUCTURE

GIA CALCULATIONS:

Existing: GIA - 92.8m² Proposed: GF GIA - 143.85m² + FF (Bed 3) GIA - 16.8m² + FF (Office) GIA - 19.8m²



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