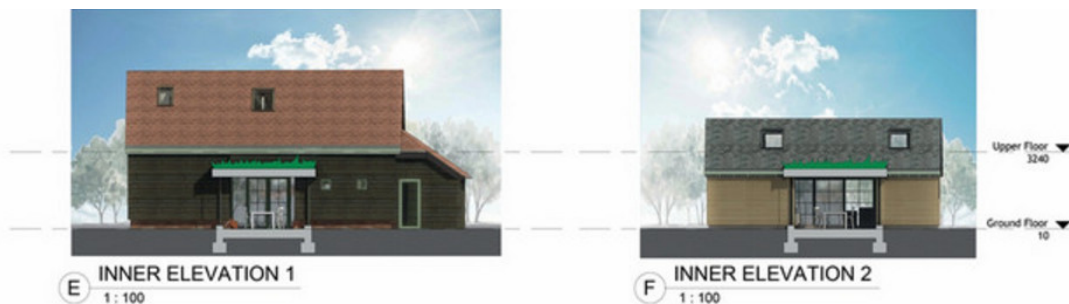




Abners Barn, Church Road, Blewbury, OX11 9PY
£400,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS

Abners Barn, Church Road, Blewbury	MA23-083
Drawn by	Rev. 20
Proposed Structure	REV. 2
Scale	1:100 or A2
Client	Mr. & Mrs. J. & K. Smith
Architect	Mr. J. & Mrs. K. Smith
Structural Engineer	Mr. J. & Mrs. K. Smith
Planning Consultant	Mr. J. & Mrs. K. Smith
Surveyor	Mr. J. & Mrs. K. Smith
Photographer	Mr. J. & Mrs. K. Smith
Printer	Mr. J. & Mrs. K. Smith
Date	10/10/2023



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 through the links.

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.

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.

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. Planning consent for self-build or custom built project.

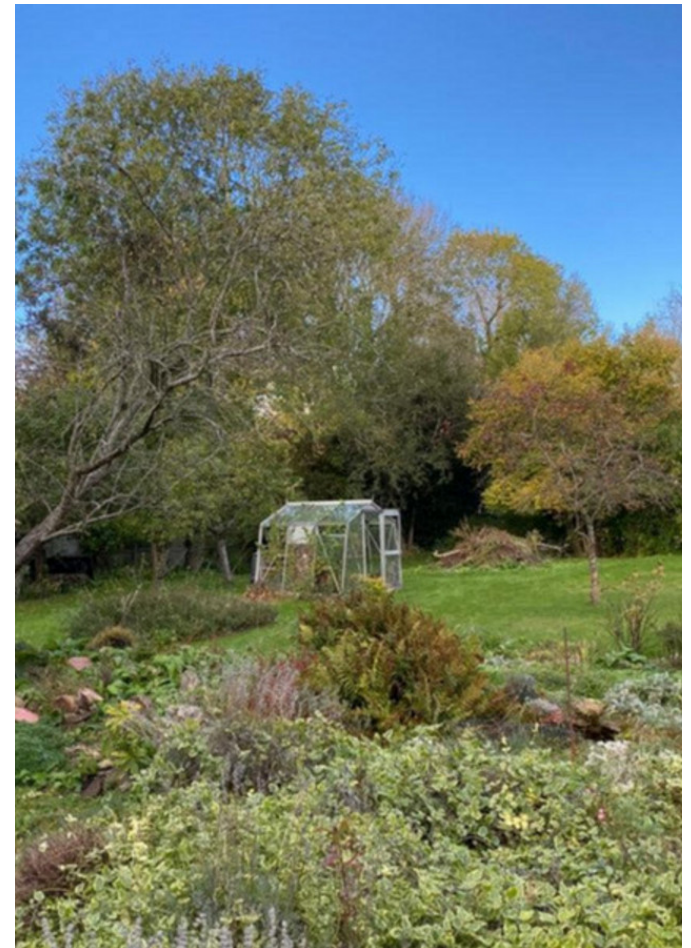


Key Features

- 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
- Planning permission for a self-builder or developer doing a custom- built project for a Client

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.

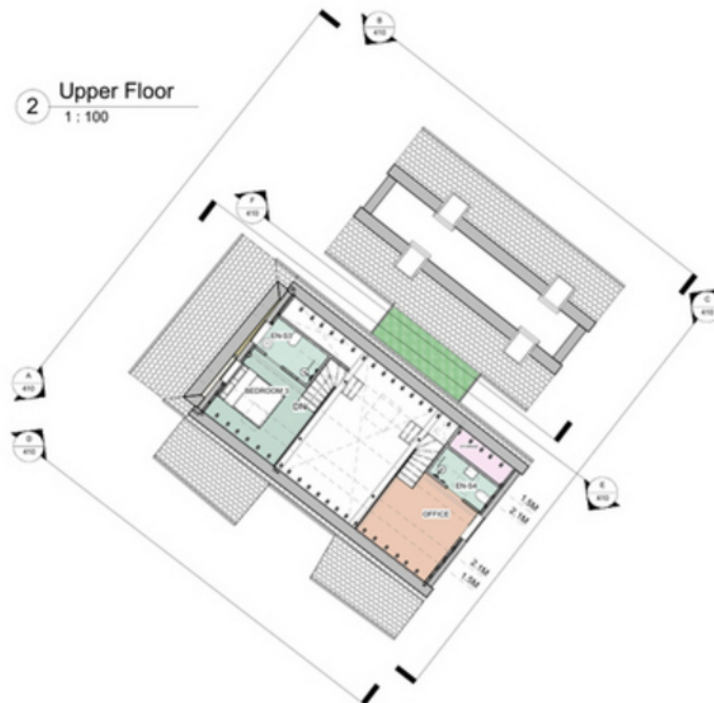


Abingdon Office, Church Road, Newbury
 MA33-005
 Rev 23
 Proposed Floor Plans
 REV 23
 As indicated A2

ARCHITECTURAL CONSULTANT	REV 23
ARCHITECTURAL CONSULTANT	REV 23
ARCHITECTURAL CONSULTANT	REV 23
ARCHITECTURAL CONSULTANT	REV 23
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ARCHITECTURAL CONSULTANT	REV 23



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 1) GIA - 16.8m² + FF (Office) GIA - 19.8m²



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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.

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