



Fron Deg Westbrook Street, Blewbury, OX11 9QA
£550,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A charming 19th century detached cottage listed Grade II offering characterful three bedroom accommodation, together with a pretty cottage garden that leads down to a brook at the far end.

Built of mellow brick beneath a slate roof, this pretty cottage features a good sized farmhouse style kitchen/breakfast room, complete with timber worktops, butler's sink and a stable door leading to a secluded courtyard terrace at the rear of the property. There is a beamed sitting room with wood burner and a good sized bathroom featuring a claw foot tub.

At the rear of the cottage is a timber clad garden room, ideal for use as a home office or hobbies room and a large timber workshop.

Fron Deg stands on Westbrook Street, a quiet and pretty lane made up of a wide variety of individual houses and cottages. Whilst there is no on-site parking at the cottage, there is ample unrestricted parking on Westbrook Street, opposite Fron Deg.

Some material information to note: Gas central heating. Mains water, electrics, drains. 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 very low risk address for flooding. Being a pre-1999 build, some low levels of asbestos may be present though considered safe if left undisturbed. For further information relating to the register of title, please contact the agent. 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

- Farmhouse style kitchen/breakfast room
- Three bedrooms
- Exposed timbers and Latch doors
- Beamed sitting room with fireplace and wood burner
- Large bathroom with claw foot tub
- Gas central heating
- Garden room
- Workshop
- Pretty cottage gardens with stream
- Council Tax Band: E. EPC Rating: 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.



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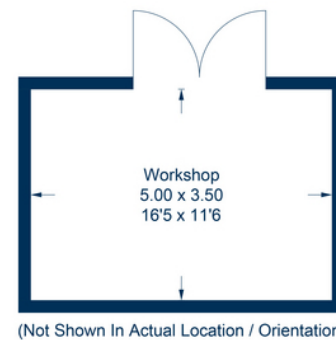
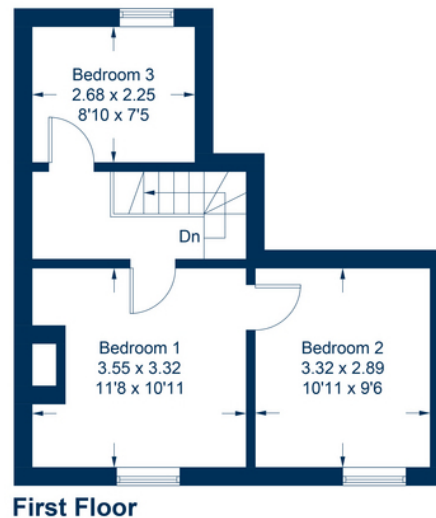
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Approximate Gross Internal Area
Ground Floor = 39.6 sq m / 426 sq ft
First Floor = 33.9 sq m / 365 sq ft
Workshop = 17.5 sq m / 188 sq ft
Garden Room = 15.9 sq m / 171 sq ft
Total = 106.9 sq m / 1,150 sq ft

= Reduced headroom below 1.5m / 5'0"



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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