



Nottingham Fee, Blewbury, OX11 9PG

£1,075,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

A unique split level detached property set in a particularly private mature garden in what is considered one of the very best locations within the pretty village of Blewbury.

High Banks was originally built in the early 1960s and was significantly and thoughtfully extended in the 1980s to create a spacious four bedroom property with a large double garage and workshop below, as well as a large driveway offering ample parking for several vehicles. Beautifully presented throughout, the house enjoys bright, well-proportioned rooms, many with delightful views over the landscaped gardens and rooftops of the village beyond. Points of note include gas central heating, quality double glazed replacement windows, a stylish re-fitted kitchen with timber worktops, a well-appointed family bathroom and En-suite, and a double aspect sitting room with patio doors opening directly onto the gardens, perfect for indoor-outdoor living.

Some material information to note:

Mains water, gas, electrics, mains drains. 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. 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. Tenure: Freehold.





Key Features

- Four bedrooms
- Generous Sitting Room with Patio doors opening to gardens
- Separate dining room
- Family Bathroom and En-suite
- Gas central heating (boiler renewed 2025)
- Double glazed replacement windows
- Mature private gardens
- Double Garage workshop and Utility area
- EPC Rating D
- Council Tax Band G



The Location

Nottingham fee lies in the very heart of Blewbury and is made up of an eclectic collection of both period and individual contemporary properties. Blewbury is a delightful, thriving village renowned as much for its vibrant and diverse community as it's unspoilt beauty. There is a strong sense of community and a dynamic range of social clubs and activities available with the arts being particularly well represented. There are currently around 50 clubs and societies in the village covering sport, art and music with excellent facilities for all the mainstream sports, as well as some of the more niche activities such as the croquet club and skate park. Village facilities include a busy farm shop, garage with convenience store, two pubs, a Church of England primary school, preschool and a community post office.

Didcot offers comprehensive leisure and sporting facilities for all ages with the Orchard Centre shopping complex with multiplex cinema, Cornerstone art centre and various cafes and restaurants.

Didcot has excellent road links to the A34 which in turn lead to the M40 in the north and the M4 in the south. There is also an excellent mainline train service into London Paddington approx. 40 minutes.



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.

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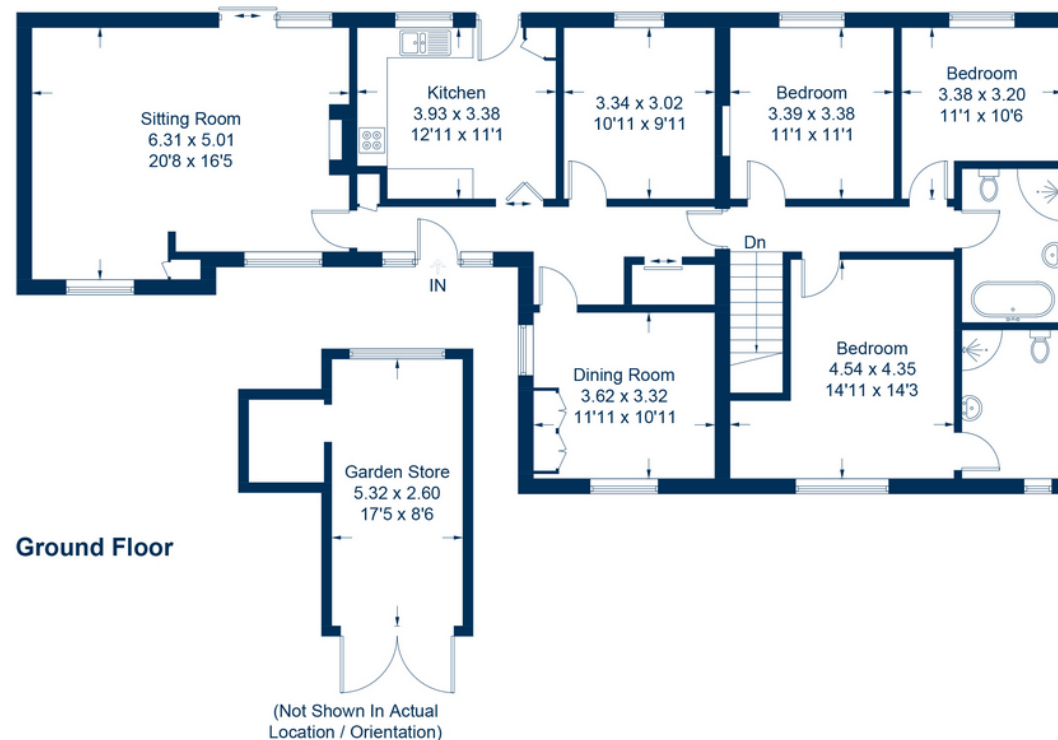
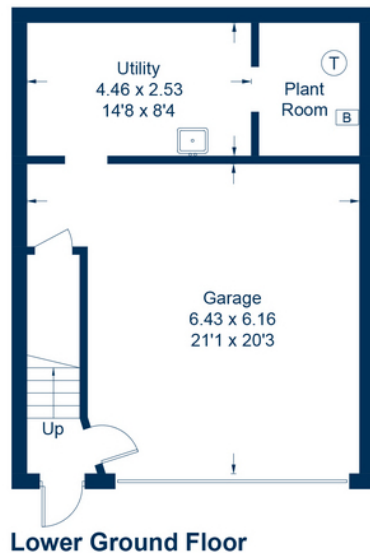
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Approximate Gross Internal Area
Lower Ground Floor = 59.2 sq m / 637 sq ft
Ground Floor = 140.5 sq m / 1,512 sq ft
Garden Store = 16.5 sq m / 178 sq ft
Total = 216.2 sq m / 2,327 sq ft



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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