



WITHERALLS

BLEWBURY ♦ OXFORDSHIRE

Warmingham

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Didcot Parkway (London 40 minutes) - 3 miles ♦ A34 at Chilton - 4 miles
♦ Wallingford - 5 miles ♦ Reading - 15 mile ♦ Oxford - 14 miles ♦
Newbury - 13 miles ♦ M4 at Chieveley (J13) - 8 miles ♦ Wantage - 8 miles
♦ Abingdon - 7 miles ♦ Streatley/Goring on Thames - 6 miles
(Distances and time approximate)

Situated in the established older part of this highly regarded Downland village well known for its association with Music & the Arts. Picturesque Grade II listed Cottage of approximately 2098 Sq Ft, the larger of a dissimilar pair with impressive beamed accommodation arranged over 3 floors amply reflecting its heritage of over 400 years, in a delightful secluded garden setting.

- ♦ An Exquisite Period Family Residence Of Striking Architectural Design With Cultivated Outbuildings Extending To Approximately 2382 Sq Ft In Total Set In Approximately 0.17 Of An Acre
- ♦ Family Bathroom With Separate Shower Enclosure
- ♦ 2nd Bedroom
- ♦ 2nd Floor
- ♦ 3rd Bedroom
- ♦ 4th Bedroom
- ♦ Bathroom
- ♦ Entrance Hall
- ♦ Cloak Room
- ♦ Kitchen / Dining Room
- ♦ Sitting Room With Iglenook Fireplace
- ♦ In All Approximately 2098 Sq Ft Internally
- ♦ Beautifully Landscaped Gardens & Grounds
- ♦ Landing
- ♦ Games Room and Store
- ♦ Spacious Beamed Main Bedroom With Log Burning Stove
- ♦ Shepherds Hut / Office



SITUATION

The historic village of Blewbury nestling at the foot of the Berkshire Downs close to the ancient Ridgeway Path, boasts Saxon origins and is mentioned in the Domesday Book of 1086 commissioned by William the Conqueror. The scenic surrounding countryside is designated an "A.O.N.B."

On wandering through the village one can see a wealth of period houses and cottages together with ancient thatched walls, footpaths and waterways reflecting a rich architectural heritage.

Today the village is thriving supported by local amenities including a Family owned and run Nursery and Market Garden Shop, two traditional Pubs, Garage with Convenience Store, Primary School with linked Pre-School, a Village Hall with Recreation ground, Tennis club, Croquet club and a Riding Stables with Livery.

Blewbury has also traditionally boasted a long connection with the "Arts" and has always attracted Artists and Writers and as a consequence has flourishing Music and Drama Societies.

The Village is also known for its connection to Horse Racing with Steve Donoghue a celebrated jockey at the turn of the last Century having trained horses here and in more recent times the Derby winner Ribero was trained locally.

In the local area generally are an excellent range of Private and State Schools including ones in Oxford and Abingdon.

Nearby the expanding Town of Didcot offers comprehensive amenities including a new Shopping Centre and its Railway Station provides fast direct commuter services to Oxford Reading and up to London (Paddington). Equally road communications are excellent with the A34 a short drive away linking to the M4 at Chieveley (Junction 13).

Of special note for Internet users is that Blewbury now has the advantage of Superfast Broadband connectivity.





PROPERTY DESCRIPTION

Enjoying a relaxing ambience and outlook, the setting is simply delightful, being idyllically located within the quiet heart of this quintessential English village, privately situated in delightfully mature gardens, yet just a short drive from Didcot mainline railway station, providing direct access to London Paddington within the hour.

Dibleys House was owned by the cider merchant and area surrounding it was orchards.

A delightful period yet contemporary cottage, originally dating from circa 1600, affording more recently modernised and refurbished accommodation of considerable character and space, extending to approximately 2098 Sq Ft, with a wealth of historic architectural features blended seamlessly with more modern and contemporary notes, together with cultivated grounds and outbuildings in total approximately 2382 Sq Ft.

Careful planning and attention has been provided to combine modern open plan living with that of a rather more traditional nature also, whilst embracing the delightful mature gardens and grounds and encapsulating an al fresco lifestyle, providing for an exquisite family home.









OUTSIDE

The cottage is privately situated within the quiet heart of the village, off South Street, nestling within spacious mature gardens with a traditional picket fence to the front boundary. The gardens are laid to lawn, with an array of colourful plants, shrubs, and trees, and a great representation of quintessential English period ambience.

The gardens to the front and rear link around the property itself, affording a stunning garden to be enjoyed, whilst still benefitting from an expansive lawned garden also.

The gardens are both private and delightfully attractive, offering a truly wonderful lifestyle, which will be evident upon viewing, and in all, the plot extends to approximately 0.17 of an acre.






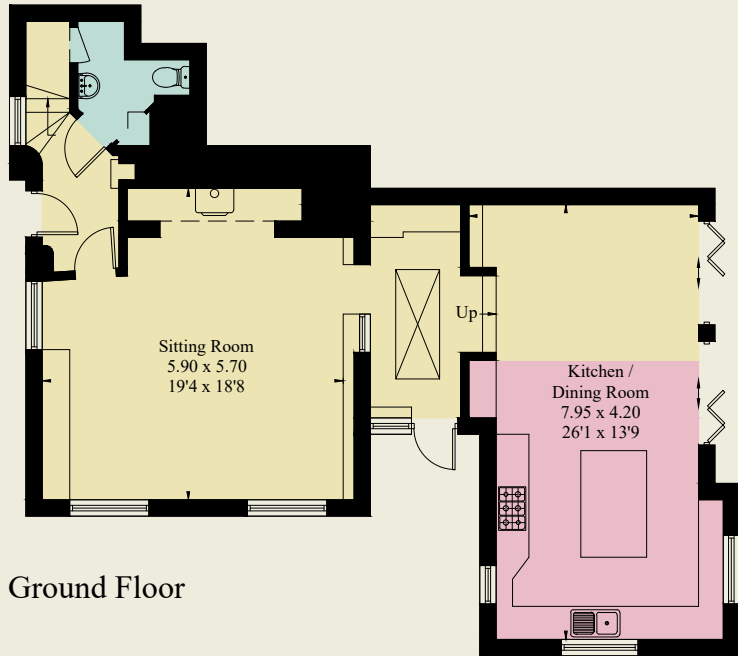


Witheralls, Dibleys, Blewbury, Didcot, OX11 9PT

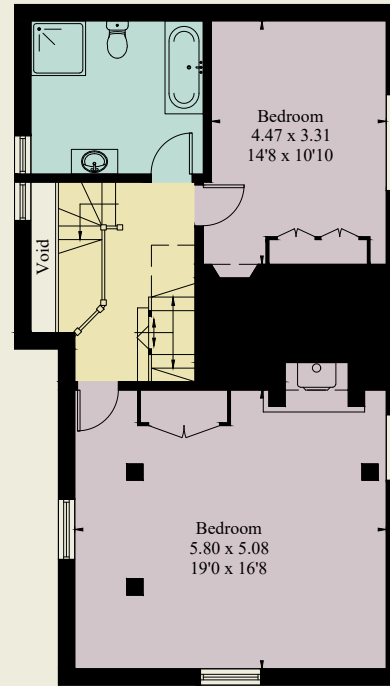


Approximate Floor Area = 194.9 sq m / 2098 sq ft
Outbuilding = 26.4 sq m / 284 sq ft
Total = 221.3 sq m / 2382 sq ft (Excluding Void / Eaves)
Including Limited Use Area (11.7 sq m / 126 sq ft)

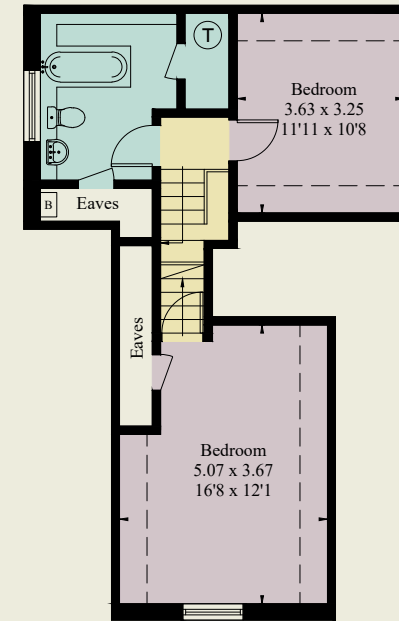
 Reduced head height below 1.5m



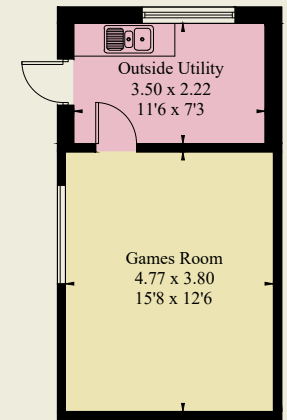
Ground Floor



First Floor



Second Floor



(Not Shown In Actual
Location / Orientation)



GENERAL INFORMATION

Services: Mains water, electricity and drainage are connected to the property. Broadband extended to the Shepherds hut.

Council Tax: F

Energy Performance Rating: Grade II Listed - Exempt

Postcode: OX11 9PT

Local Authority: South Oxfordshire District Council
Telephone: 01491 823000

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

From Goring on Thames, proceed down the High Street going over the river bridge and up to the top of Streatley High Street. At the traffic lights turn right onto the Wallingford Road and in a further ¼ mile fork left onto the A17 Wantage Road. Blewbury will be reached in approximately 5 miles. Upon reaching Blewbury, take the turn right into South Street, and the property is found some way along on the right-hand side next to The Dibleys.

DISCLAIMER

The agent has not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. If required, the client is advised to obtain verification. These particulars are issued on the understanding that all negotiations are conducted through Warmingham & Co. Whilst all due care is taken in the preparation of these particulars, no responsibility for their accuracy is accepted, nor do they form part of any offer or contract. Intending clients must satisfy themselves by inspection or otherwise as to their accuracy prior to signing a contract.

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