



## 4 CRICKLEWOOD COTTAGES

BLEWBURY ♦ SOUTH OXFORDSHIRE

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# 4 CRICKLEWOOD COTTAGES

BLEWBURY ♦ SOUTH OXFORDSHIRE

Didcot Parkway (London 40 minutes) - 3 miles ♦ A34 at Chilton - 4 miles ♦ Wallingford - 5 miles ♦ Reading - 15 miles ♦ 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 times approximate)

A well presented 2 bedroom, 2 bathroom bungalow with a lovely garden. Situated in this popular Downlands village in an area of 'Outstanding Natural Beauty' ideally placed for access to Newbury, Reading or Oxford and with mainline station close by at Didcot providing fast commuter services up to London (Paddington).

- ♦ Hallway
  - ♦ Main Bedroom with Ensuite
  - ♦ Second Bedroom
  - ♦ Family Bathroom
  - ♦ Kitchen/Dining/Living Room with French Doors into the Garden
- 
- ♦ Garden with patio and lawn, plus shed
- 
- ♦ Parking for 1 Car



## SITUATION

The historic village of Blewbury nestling at the foot of the Berkshire Downlands 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, Garden Machinery Repair and Sales Shop, 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

4 Cricklewood Cottages sits within a small modern development and is found set well back from the road with parking just in front. There is a porch above the door and entrance is into the hallway. The 2 bedrooms are at the front of the property and 1 has an ensuite shower room. There is a second bathroom and then the hallways extends into the large reception room which incorporates the fitted kitchen, living and dining room. French doors give direct access into the terrace and garden.

## OUTSIDE

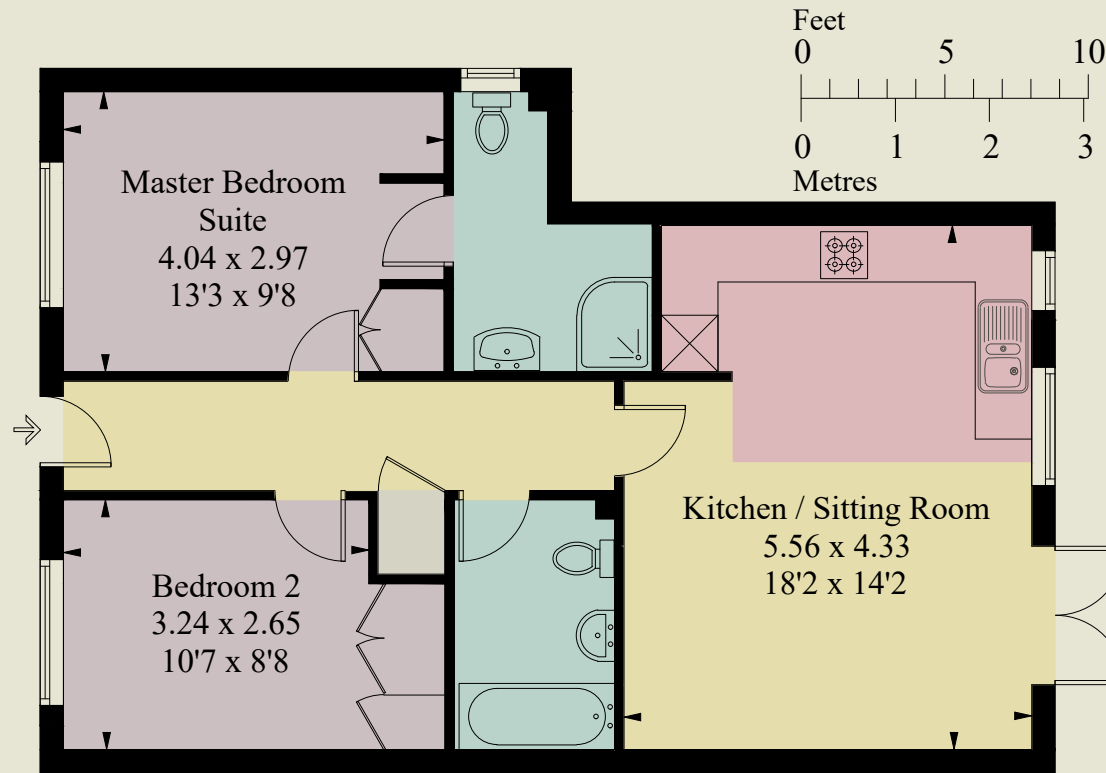
The garden has a patio area for sitting and entertaining and the remainder area is laid to lawn. There is a useful shed at the end of the garden. At the front of the property is a shingled driveway, with space for 1 car in front of the property.





## 4 Cricklewood Cottages, Blewbury, Oxfordshire, OX11 9PN

Approximate Gross Internal Area = 64 sq m / 688 sq ft



Ground Floor

CREATESPACE DESIGN ref 565

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)

### GENERAL INFORMATION

**Services:** All main services are connected to the property. Gas central heating and hot water from combi-boiler.

**Council Tax:** C

**Energy Performance Rating:** C

**Postcode:** OX11 9PN

**Local Authority:** South Oxfordshire District Council

Telephone: 01491 823000

### VIEWING

Strictly by appointment through Warmingham & Co.

### DIRECTIONS

From our offices in the centre turn left and proceed down the High Street, across the river bridge and up to the top of Streatley High Street. At the traffic lights turn right on to the Wallingford Road. Before leaving the village bear left on to the A417 Wantage Road. After leaving the village continue for a further 5 miles until reaching the village of Blewbury. Cricklewood cottages are found on the right hand side a short way from the village garage.

### 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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