



Oliver  
James





Bessels Way,  
Blewbury. OX11 9NN

**£750,000**

### Description

Individual and extended detached family home with over 2000sq ft of living space plus double garage in this much favoured South Oxfordshire village.

The property is situated on the edge of the village occupying a non-estate location with far reaching views across farmland to Blewbury Hill and has a private established rear garden. The flexible accommodation consists of four bedrooms over two floors, two bathrooms and two reception room including a spacious 20ft x 17ft living room with open fireplace.

The kitchen has been extended with a part vaulted ceiling, remodelled and offers a great space and this leads to a useful separate utility room.

Central heating is gas to radiators and the property benefits from double glazing.

To the front of the property is a driveway leading to the double garage with twin up and over doors plus personal access through to the interior of the property.

The gardens are well laid out and established and the rear garden measures 75ft x 65ft with side access.







## Agents Notes

The property is freehold and has mains water, drainage, gas and electric connected. The EPC Rating is D and the Council Tax band is D with Vale of the White Horse DC. The property has not flooded in the last 5 years.

## Location

Blewbury is a much favoured and sought after South Oxfordshire villages renowned for its vibrant and active community with a host of 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. Didcot and Wallingford are both approximately 4 miles away for a wide variety of shopping facilities whilst Didcot also offers a fast rail connection to London Paddington in 40 minutes from Didcot Parkway. Oxford c. 19 miles, Reading c. 18 miles and Newbury c. 16 miles.

Being on the edge of the Berkshire Downs, the chance to walk the local trails and Ridgeway Path isn't to be missed. This is horse-riding country and the gallops still remain, along with Blewbury Riding Centre.

Schools: There is a village primary school and pre-school with a choice of secondary schools in Didcot, including the highly regarded Didcot Girls School. There is independent schooling close by at Moulsoford, Abingdon and Oxford.







## Bessels Way, OX11

Approximate Gross Internal Area = 187.5 sq m / 2018 sq ft

Garage = 28.5 sq m / 307 sq ft

Sheds = 16.1 sq m / 173 sq ft

Total = 232.1 sq m / 2498 sq ft

Garden / Driveway Area = 490.1 sq m / 5275 sq ft

# Oliver James

For further information, please contact:

### Abingdon Office

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Floor plan produced in accordance with RICS Property Measurement Standards.  
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## EPC Rating D

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