



DOUGLAS & SIMMONS



6, Grahame Close, Blewbury
Didcot, Oxfordshire

Guide Price £375,000 Freehold

A much loved three double bedroom family home coming to the market for the first time since 1989, situated in this highly sought-after downland village. The property is offered for sale with the benefit of no ongoing chain.

- 3 double bedrooms (loft converted)
- End of chain
- Large L shaped living/dining room
- Low maintenance rear garden and pretty front garden
- Study space (the original 3rd bedroom)
- Garage in block to the rear
- Eaves storage space
- First floor wet room



LOCATION

Set at the foot of the beautiful Berkshire Downs, Blewbury is one of Oxfordshire's most sought-after villages—offering an idyllic blend of rural charm and modern convenience. Characterised by its picturesque, thatched cottages, winding lanes, and natural springs, Blewbury has a welcoming community and a timeless English village atmosphere. Perfectly positioned for commuters, Blewbury lies just three miles from Didcot Parkway station, with direct rail links to London Paddington in under 45 minutes. The nearby A34 provides easy access to Oxford, Newbury, and the M4 corridor. The village benefits from a well-regarded primary school, an active village hall, and a range of local amenities including a community-run shop, pub, and tearoom. Offering both charm and convenience, Blewbury is the perfect choice for those seeking village life within easy reach of town and city connections.

DESCRIPTION

A much loved three double bedroom family home coming to the market for the first time since 1989, situated in this highly sought-after downland village. The property is offered for sale with the benefit of no ongoing chain.

The property has previously benefitted from a loft conversion to provide three double bedrooms overall. The loft room has further ample eaves space which could be incorporated to increase the size of the top floor further. The original third bedroom provides a useful study landing area giving access to the loft room. There is also a large modern shower room/wet room located on the first floor.

To the ground floor there is a spacious 'L' shaped living/dining room with feature fireplace, opening through to a well fitted kitchen area. Double glazed French doors to the rear allow plenty of light into the property and open out to a private low maintenance rear garden.

The property further benefits from double glazing, electric heating, and a pretty front garden. There is also convenient access to the garage located in a block immediately to the rear of the house.

EER-D

SERVICES

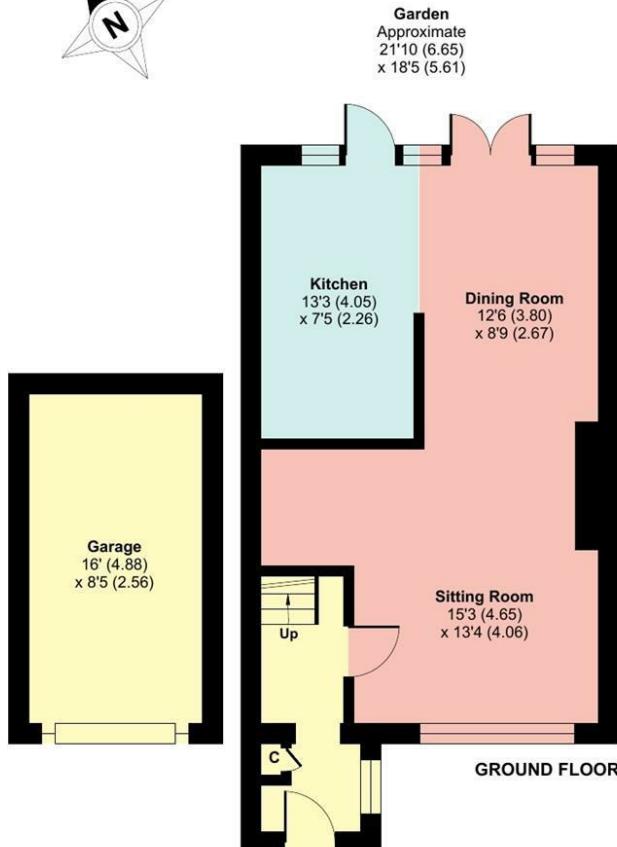
Mains electricity and water connected. Electric heating.

FLOOR AREA

1378.00 sq ft

Vale of White Horse District Council
COUNCIL TAX BAND C





Notice is given that all curtains, carpets, blinds, equipment, light fittings and fixtures, fitted or not are deemed to be removable by the Vendor unless specifically itemised in the sales particulars.

Important Notice

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Grahame Close, Didcot, OX11 9QE

Approximate Area = 1126 sq ft / 104.6 sq m

Limited Use Area(s) = 234 sq ft / 21.7 sq m

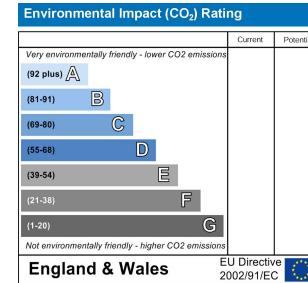
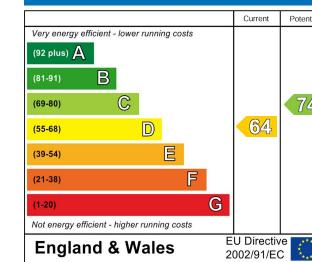
Garage = 134 sq ft / 12.4 sq m

Total = 1494 sq ft / 138.7 sq m

For identification only - Not to scale

Denotes restricted head height

Energy Efficiency Rating



DIRECTIONS TO OX11 9QE

what3words://tape.duet.surviving

Other Material Information:

- Ofcom checker indicates that mobile availability is good outdoor and variable in home for EE, Three and Vodafone with good availability outdoor for O2
- Ofcom checker indicates Standard, Superfast, and Ultrafast broadband is available at this property
- Government Portal shows this area as low flood risk
- We are unaware of any planning permissions that could negatively affect the property



While we endeavour to make our sales particulars accurate and reliable if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Viewing strictly by appointment with the agents
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