



Westbrook Street, Blewbury, OX11 9QA
£895,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

A charming Grade II listed attached traditional timber framed house set in secluded gardens of over one third of an acre right in the heart of this delightful South Oxfordshire village.

Brookside dates in part from the mid-17th century (English Heritage) and has been in the same family ownership for over fifty years during which time the property has been significantly extended to offer versatile family accommodation with 3/4 reception rooms and five bedrooms extending to just over 2,600 sq ft.(243sqm)

The property is now in need of some cosmetic refurbishment and improvement and offers tremendous potential to create a unique character home in a lovely setting.

The gardens are a particular feature lying to the side and rear of the house culminating at the eastern side in a stream. A footbridge crosses the stream to an island, which forms part of the garden where an old water wheel stands, which at one time, apparently provided power to part of the village.





Key Features

- Five bedrooms
- Four reception rooms
- Gardens and grounds of just over one third of an acre
- Family bathroom and ground floor wetroom
- Kitchen/breakfast room
- Garage (converted to office space)
- Island with footbridge access
- Gas central heating
- Council Tax Band: F
- EPC Rating: D



The Location

Westbrook Street is a quiet lane made up of a diverse mix of village houses and cottages within this delightful village. Blewbury is considered one of the prettiest of the South Oxfordshire villages and is renowned for its vibrant community offering a host of diverse clubs and societies, over 50 in all, covering the arts, sport and culture in equal measure. Village facilities include a busy farm shop, garage and convenience store, two village Inns, a C of E primary school, nursery, community Post Office and Church. Nearby shopping and leisure facilities are at Didcot, Wallingford and Wantage with rail stations at Didcot Parkway (Paddington in 45 minutes) and Cholsey. Road connections to the M4 and M40 is via the A34 access point at Chilton (3 miles). Secondary schooling is close by at Didcot with Independent schooling at Moultsford (Cranford House & Moultsford Prep) and a variety of highly regarded schools at Abingdon & Oxford. Oxford 18 miles, Reading 15 Miles, Newbury 16 Miles.

Material information: Grade II listed timber framed cottage, conservation area, all main services are connected. According to Ofcom, there is up to ultrafast broadband available at the property (checker.ofcom.org.uk). According to Ofcom there is good coverage on a range of phone providers (checker.ofcom.org.uk). According to GOV.UK flood risk, there is a low flood risk at the property. Properties built or renovated pre-2000 may contain asbestos in certain building materials e.g. Artex, vinyl tiles, sheet boards, corrugated roofing, pipework, lagging/ insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice. We have not conducted our own surveys.



Approximate Gross Internal Area 2615 sq ft - 243 sq m

Ground Floor Area 1657 sq ft - 154 sq m

First Floor Area 958 sq ft - 89 sq m



Ground Floor

First Floor

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