



Bessels Way, Blewbury, OX11 9NH
£1,975,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

A substantial and unique home offering approaching 4000 ft.² of accommodation over two interconnecting properties. Ideally suited to multi-generational living if desired, all set in gardens and paddocks approaching 5 acres with the added advantage of an additional detached log cabin building.

Blewbury Ranch has been extended and reconfigured to a high standard by the present owners and now offers spacious one-level living with four bedrooms, two bathrooms, a large family kitchen and dining space, sitting room, office and utility room to the primary residence. This then connects with the adjoining two story element of the property, which provides three bedrooms, two bathrooms, a very large living room, kitchen and utility room.

This unique configuration provides generous accommodation to both elements of the property.

The property enjoys a wonderful location towards the edge of Blewbury Village set in pretty formal gardens, which give way to the adjoining post and railed paddocks, which wrap around the west and North side, currently divided into three separate enclosures. Within the grounds is a substantial log cabin and a block of three stables, together with a large gravelled parking courtyard.





Key Features

- Approaching 4000 sq ft of accommodation
- Wonderful setting with gardens and grounds approaching 5 acres
- Landscaped gardens featuring covered pergola deck and central terrace
- Large detached log cabin
- Extended and beautifully presented accommodation
- Ideal for multi-generational occupation, if desired
- Oil fired central heating
- Double glazing
- EPC Rating: E
- Council Tax Band: E



The Location

Blewbury is a delightful thriving village renowned as much for its vibrant and diverse community as it's unspoilt beauty. There are currently around 50 clubs and societies in the village covering sport, art and music with excellent facilities for all the mainstream sports, as well as some of the more niche activities such as the croquet club and skate park. Village facilities include a busy farm shop, garage with convenience store, two pubs, a Church of England primary school and preschool and a community post office. Nearby shopping and leisure facilities are available at Didcot (4 miles), which also offers a mainline rail connection to London Paddington in 40 minutes or alternatively the pretty Thameside town of Wallingford (5 miles). The A34 can be accessed at Chilton leading to the M4 motorway and Newbury to the south and the M40 motorway and Oxford to the north.

Local Secondary schooling is available Didcot or Wallingford with a variety of independent schools at Moulsoford, Abingdon and Oxford.

Material Information

Septic tank drainage, oil central heating with separate boilers to each property.

Ultrafast broadband is available at the property. Ofcom checker indicates mobile availability and mobile data is available with the majority of major providers at this postcode. The government portal generally highlights this as a very low risk address for flooding. Properties built or renovated pre-1999 may contain asbestos in certain building materials e.g. Artex, vinyl tiles, sheet boards and corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice.



**Approximate Gross Internal Area 3937 sq ft - 366 sq m
(Excluding Outbuilding)**

Ground Floor Area 3055 sq ft – 284 sq m

First Floor Area 882 sq ft – 82 sq m

Outbuilding Area 1006 sq ft – 93 sq m



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Didcot Office
103 Broadway, Didcot
Oxfordshire, OX11 8AL

T 01235 813 777
E didcot@thomasmerrifield.co.uk
W thomasmerrifield.co.uk

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