



Rumseys Lodge, Blewbury, OX11 9PB
£250,000 Freehold

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SALES LETTINGS

The Property

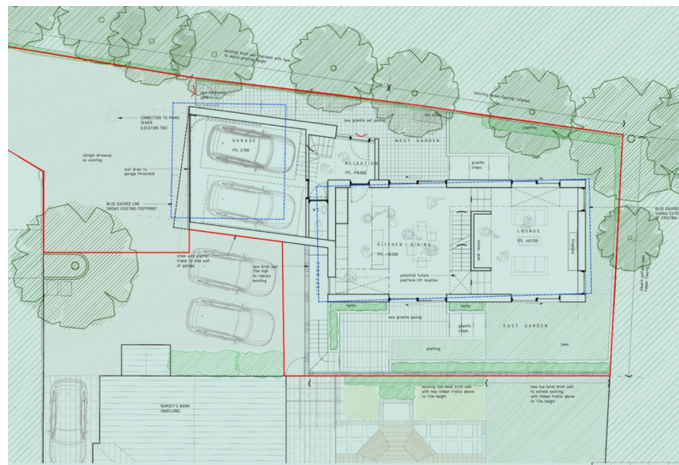
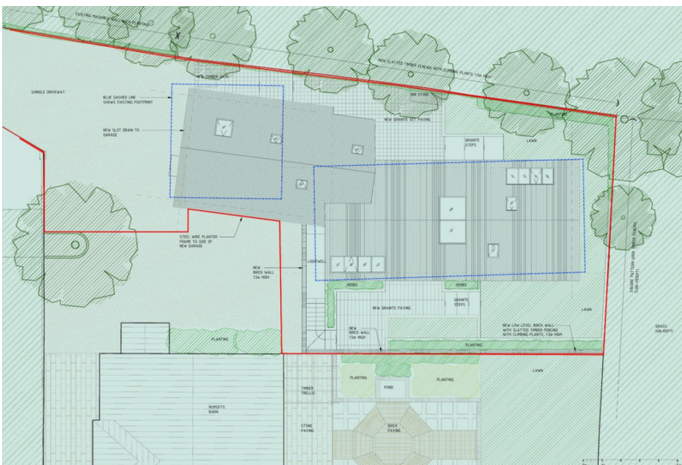
A unique opportunity to build a striking and innovative contemporary home in the heart of Blewbury Village.

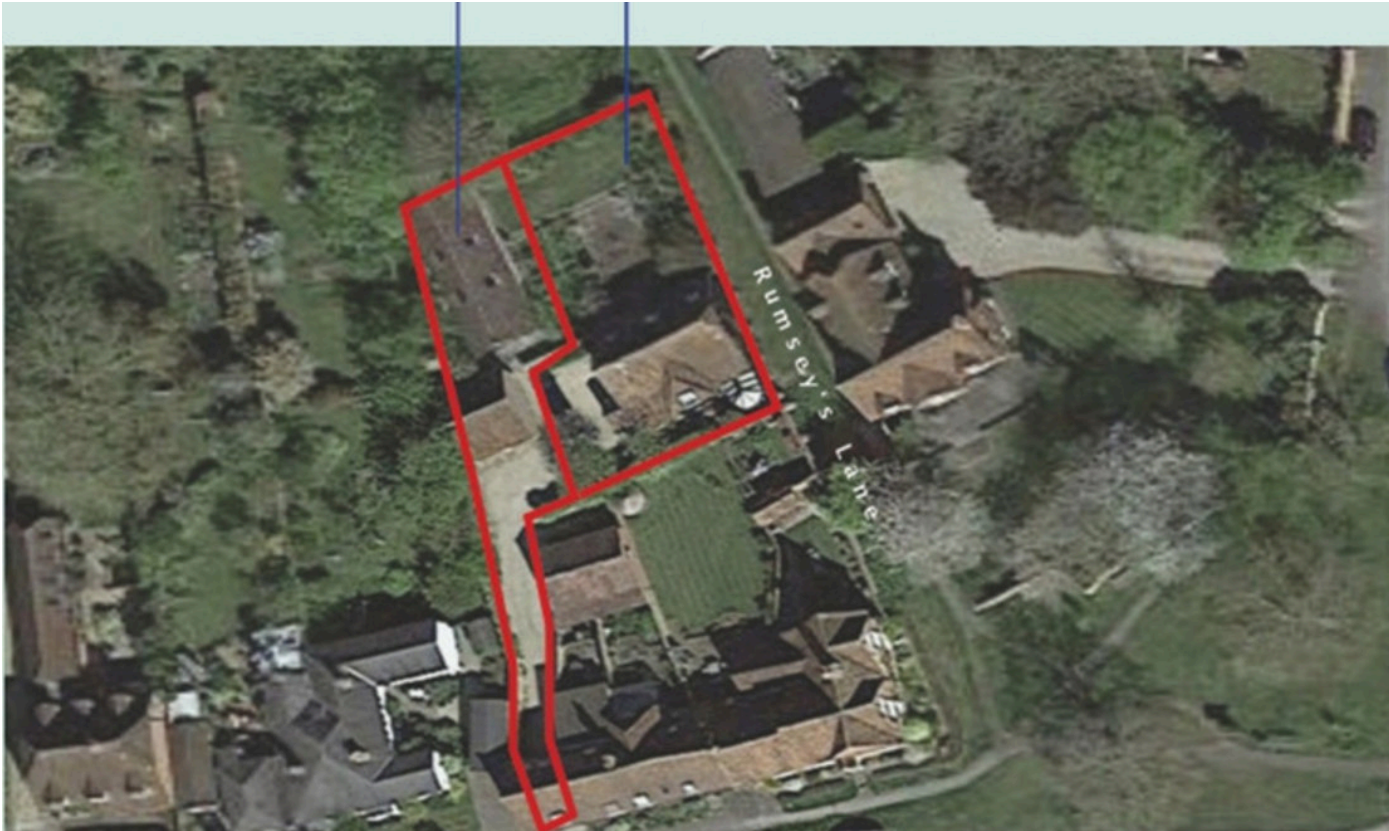
Tucked away within the village conservation area and next door to a period barn conversion, planning consent for Rumsey's Lodge was granted under P22/V066/FUL and has subsequently been implemented by the vendors

The design offers 2300 square ft of accommodation designed to blend cutting edge features with lofty double height spaces and indoor-outdoor connections with the gardens. Arranged over three levels with a central statement double height kitchen, dining space in the heart of the house and three separate bedroom suites together with a drive-in integrated garage; this will be a truly unique home.

Rumseys Lodge will be approached from the London Road via our private driveway under "Gables End" leading to Rumsey's barn and Rumsey's Lodge. The property falls within the village conservation area and lies adjacent to Rumseys Lane, a quiet footpath that connects with The Cleve, a natural spring fed basin that was at one time the site of the village watercress beds and connecting paths that extend throughout the village.

Some material information to note: Mains water, electricity and drainage will be available. Ultrafast fibre broadband is available at this location. Ofcom checker indicates mobile availability and mobile data is available with all major providers at this postcode; with the possible exception of three. The government portal generally highlights this as an unlikely/very low risk address for flooding.





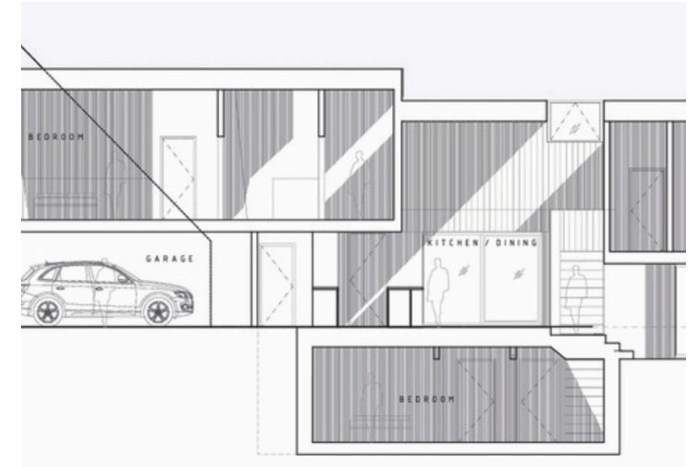
Key Features

- Development Opportunity
- 2,300 sq ft proposed accommodation
- Private gardens with open outlook

The Location

Blewbury remains one of the prettiest of the South Oxfordshire villages renowned for its active community with a host of 50 or so 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 two vibrant village pubs.

Didcot and Wallingford are both approximately 4 miles away each offering 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, Newbury c. 16 miles.





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