



London Road, Blewbury OX11 9PB



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A beautifully presented and charming three-bedroom barn conversion in the popular village of Blewbury. The property offers three well-sized bedrooms, including a master with ensuite, and a modern shower room. The ground floor features a spacious sitting room with exposed brickwork, beams, and a wood-burning stove, as well as a bespoke Shaker-style kitchen. A bright dining area opens onto a paved courtyard garden. Additional benefits include a single garage with power and lighting and an off-street parking space.

Blewbury is a thriving village at the foot of the Berkshire Downs, just 4 miles south of Didcot. Local amenities include a primary school and nursery, convenience store, farm shop, two inns, and a community Post Office. Nearby Didcot offers excellent shopping and leisure facilities, plus a mainline rail service to London Paddington in around 45 minutes.



Tenure - Freehold

Accommodation

Front door to:

Kitchen/Breakfast/Family Room: 16'6 x 14' max.

Kitchen: Fitted with a range of storage units, worktops and Belfast sink, gas cooker with stainless steel backplate and extractor hood, dishwasher and appliance spaces. It has a beamed ceiling with downlighters and pelmet lighting, tiled floor, wide servery with exposed brickwork, window to rear.

Family/Breakfast Area: Wood floor, ceiling beams, 2 radiator sand French doors to garden.

Sitting Room: 16'3 x 13'10 The room has a window to the front, a beamed ceiling and wall timbers, brick fireplace with log stove, wood mantelpiece, stairs to landing and a cupboard housing the gas boiler.





Stairs to Landing: Loft access.

Bedroom 1: 19'2 x 14'4 (L-shaped) A spacious main bedroom with 2 velux windows, a dressing area, down lighters, radiator, ceiling beam and loft access.

En Suite Bathroom: Fitted with a white 2-piece suite including a freestanding roll-top bath, part tiles wall and tiled floor, velux window, down lighters and chrome: radiator.

Bedroom 2: 10'5 x 8' Velux window, radiator, over-stair cupboard and wall timbers.

Bedroom 3: 8'6 x 7'5 It has a velux window, radiator, wall timbers and down lighters.

Shower Room: Fitted with a white 3-piece suite, tiling to floor and walls, radiator and down lighters.

Outside

To the Front: There is a small flower/shrub bed enclosed by timber.

Garage: 15'10 x 8'4 Up/over door, power, side door to a loggia.

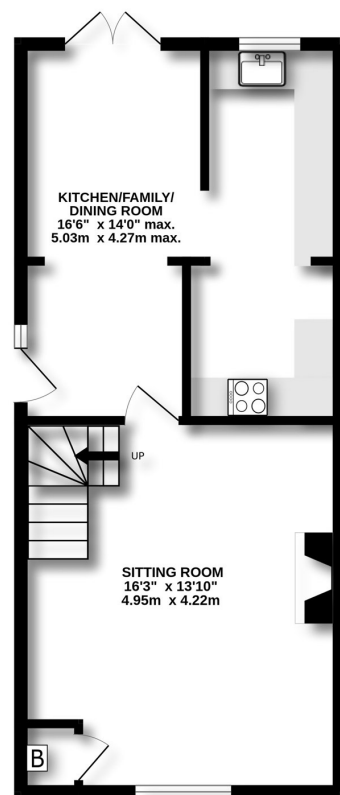
Rear Garden: The property features a low maintenance courtyard garden mainly enclosed by brick walling. It is paved and features a flower border. A small loggia is attached to the side of the garage with door, side gate to the adjacent drive.



Directions: From Wallingford head south via St Marys Street and turn right into St Johns Road continuing over the mini roundabout into Hithercroft Road. Continue straight over the main roundabout following signs for Aston Tirrold. Continue into South Moreton village and turn left into Moreton Road, second right into Thorpe Street and right again into Hagbourne Road. Continue to the end and left into Bessel's Way following to the end turning right into London Road. The property can be found on the right hand side after The Blueberry Pub and just past the turn to South Street.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.



TOTAL FLOOR AREA : 936sq.ft. (87.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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