



Woodway Road, Blewbury, OX11 9EX  
£799,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

An individual detached four bedroom bungalow set in a large plot extending to 3/4 of an acre in an enviable secluded location on the edge of this pretty village.

Brambles dates from the 1970s and offers 1800 Sq ft of accommodation together with a double garage. The property has the advantage of oil central heating and double glazed replacement windows together with a range of photovoltaic solar panels with a feed in tariff.

The bungalow enjoys a wonderful position surrounded on all sides by Paddock and open pasture. Originally Brambles stood in a generous garden plot of over 1/4 of an acre. The current owners purchased additional paddock land enlarging the plot by approximately a further 1/2 acre. The Paddock has been cultivated over recent years by the "Sustainable Blewbury" charity as a small nature reserve which only came to an end in recent years when a larger site became available in the village.

Woodway Road is a quiet lane on the south side of Blewbury that leads to a number of farms and racing stables and ultimately on to the Berkshire Downes by way of bridleways and footpaths.





## Key Features

- 4 Bedrooms
- Gardens and grounds of approximately half an acre
- Secluded location with views over surrounding countryside
- Double aspect sitting room with open fireplace
- Oil central heating
- Double glazed replacement windows
- Double garage with electric roller door
- Photovoltaic solar panels with feed in tariff
- EPC Rating: B
- Council Tax: G



## 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 in Didcot, which also offers a mainline rail connection to London Paddington in 40 minutes or alternatively the pretty Thameside town of Wallingford.

Some material information to note: Mains electricity, water and septic tank drainage. Oil central heating. Ultrafast broadband is available at the property. Ofcom checker indicates mobile availability and mobile data is available with all major providers at this postcode. The government portal generally highlights this as an unlikely/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.



