



London Road, Blewbury, OX11 9PB

£995,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

A unique period barn conversion listed Grade II offering imaginatively configured, particularly stylish split-level accommodation in a wonderful tucked away location in the heart of this pretty and popular village.

Originally converted in the late 1980s by the then architect owner, Rumseys Barn has been comprehensively re-styled by the present owners, thoughtfully blending contemporary accents with the original structure to create a unique family home.

The Barn is approached via a long driveway leading to a gravel courtyard. The landscaped gardens with architectural terrace lie to the rear.

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. 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.





Key Features

- A unique four bedroom barn conversion
- Landscaped gardens with architectural terrace
- Planning consent for an additional statement three bedroom house
- Tucked away location in the heart of this pretty village
- Remodelled by the present owners, blending contemporary accents with the original structure
- Flexible light and airy accommodation
- EPC Rating: C
- Council Tax: F



The Location

Some material information to note: Grade II Listed. Gas central heating. Mains water, electricity and drainage. Ultrafast fibre broadband is available at the property. 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.

Planning consent has been granted to demolish the adjacent double garage to create a modern new build state of the art three bedroom dwelling. This site can be acquired in conjunction with Rumseys Barn on terms to be confirmed with the seller.

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.

Schools: There is a village primary school and pre-school with a choice of secondary schools in Didcot including the highly regarded Didcot Girls School. There is also a wide selection of independent schools in the area with those at Moulsoford (Moulsoford Prep School and Cranford House) and Abingdon (Abingdon School, St Helens & St Catherine's) being the closest.

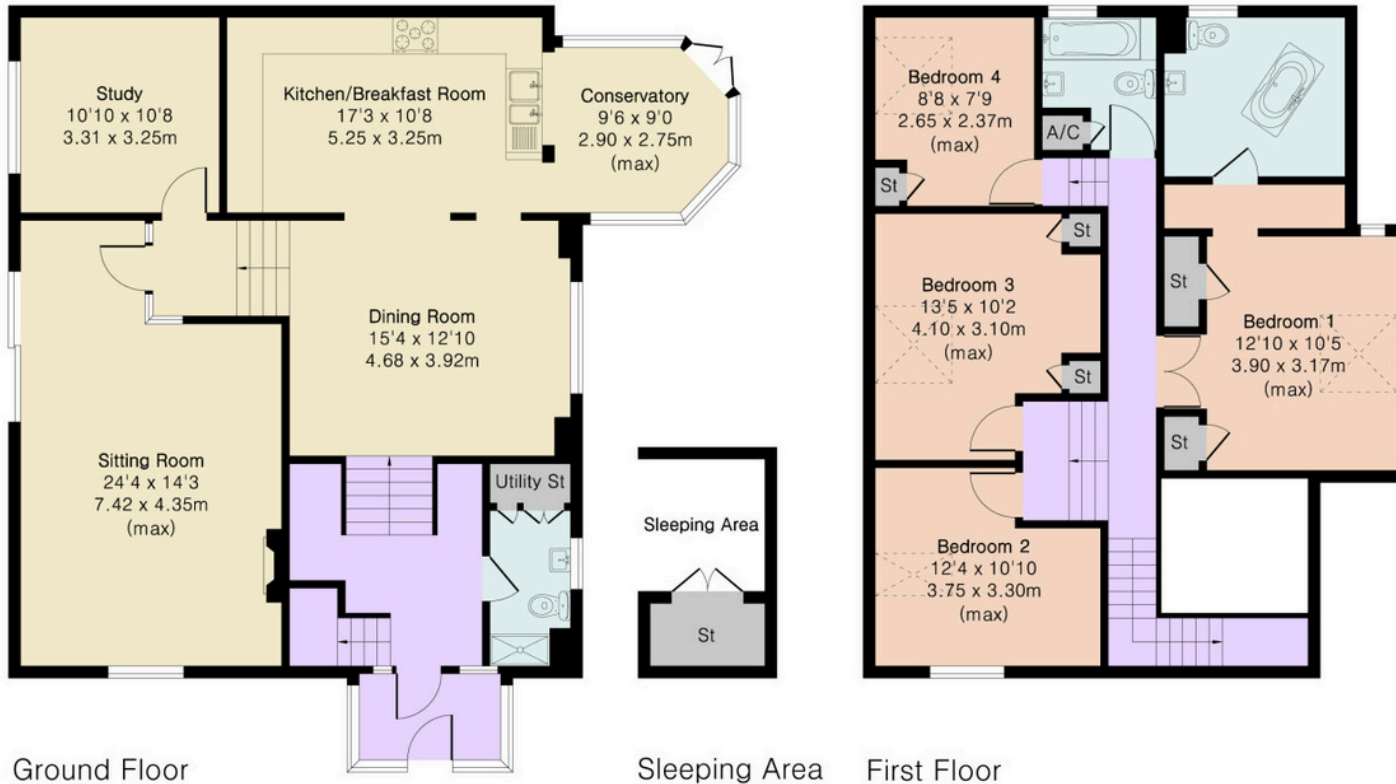


**Approximate Gross Internal Area 2171 sq ft - 202 sq m
(Including Sleeping Area)**

Ground Floor Area 1173 sq ft – 109 sq m

First Floor Area 924 sq ft – 86 sq m

Sleeping Area 74 sq ft – 7 sq m



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