



Bridus Mead, Blewbury, OX11 9PJ

£440,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





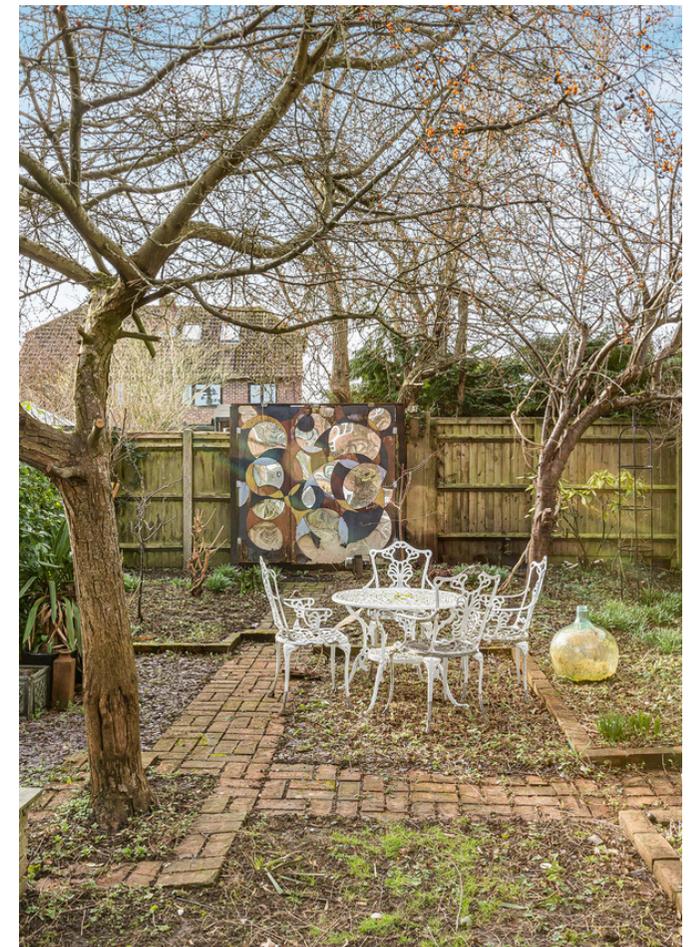
## The Property

Located on a quiet cul-de-sac within the highly desirable village of Blewbury is this detached four bedroom family home, coming to the market with No Onward Chain.

Offering a sizeable garden and off street driveway parking, together with accommodation of an entrance hall, cloakroom, kitchen/breakfast room with integrated appliances and a 18ft lounge diner located to the rear of the property with double doors leading to the south facing rear garden. On the first floor are four well-proportioned bedrooms and a family bathroom.

Some material information to note: Gas central heating. Mains water, electricity and drainage. Ultrafast 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. We are not aware of any planning permissions in place which would negatively affect the property. 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.





## Key Features

- No onward chain
- Cul-de-sac location
- approximately 4 miles from Didcot Parkway mainline train station
- Garage and off-street driveway parking
- Ground floor cloakroom
- Kitchen/breakfast room
- Sitting/dining room with doors to south facing garden
- Gas central heating
- Council Tax Band: E
- EPC Rating: C



## The Location

Blewbury is considered one of the prettiest villages in the area with a host of traditional period houses and cottages synonymous with a quintessential English village. Facilities are varied and include a primary school and nursery, two pubs, an excellent farm shop, community Post Office and a garage/convenience store. Nearby shopping and leisure facilities are at Didcot Wallingford and Wantage with rail stations at Didcot Parkway (Paddington in 40 minutes) and Cholsey. Motorway connections to the M4 and M40 are via the A34 access point at Chilton (3 miles).



Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

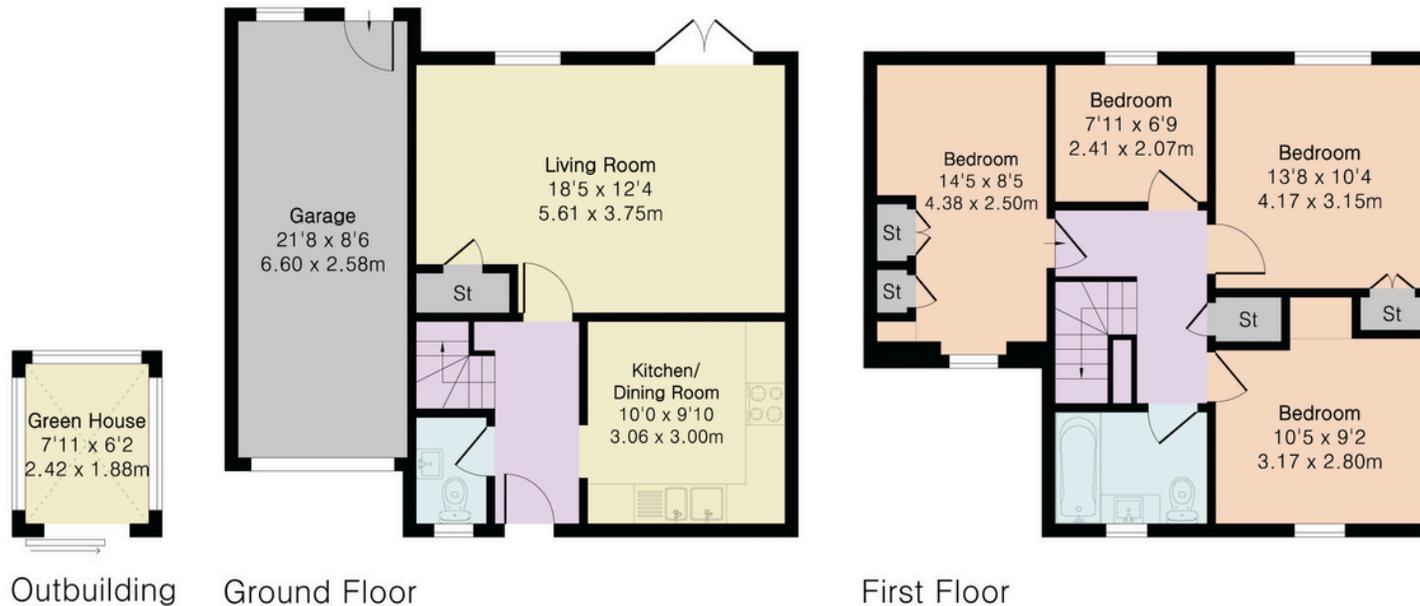
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

**Approximate Gross Internal Area 1158 sq ft - 108 sq m  
(Excluding Outbuilding)**

Ground Floor Area 611 sq ft – 57 sq m

First Floor Area 547 sq ft – 51 sq m

Outbuilding Area 49 sq ft – 5 sq m



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