



London Road, Blewbury, OX11 9PB

£1,250,000 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.

In addition, the property benefits from a detailed planning consent to build a statement three bedroom dwelling to the western side of the site.

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 and double garage. The landscaped gardens with architectural terrace lie to the rear of the barn.

There is the option to develop the property by adding an approved new build state of the art three bedrooms dwelling and comprehensive details are available on request.



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
- Courtyard driveway and double garage
- 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

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 and Our Lady's being the closest.

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. The property has planning consent to build a statement three bedroom dwelling to the western side of the site.



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.

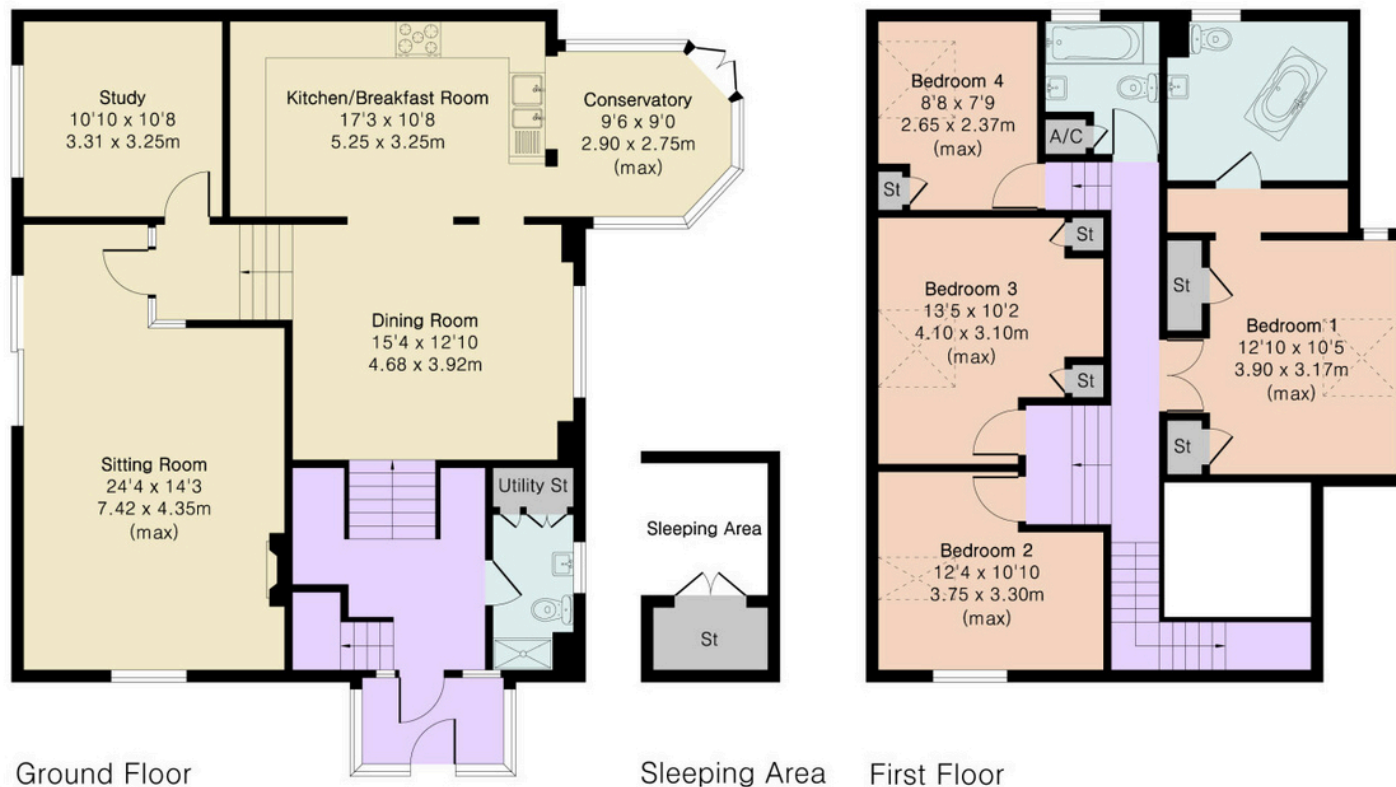
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any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

**Approximate Gross Internal Area 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



Didcot Office
103 Broadway, Didcot
Oxfordshire, OX11 8AL

T 01235 813 777

E didcot@thomasmerrifield.co.uk

W thomasmerrifield.co.uk

**THOMAS
MERRIFIELD**
SALES LETTINGS