



Westbrook Green, Blewbury, OX11 9QD

£470,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

A striking single story contemporary property forming part of an award winning development from the 1960's offering light and spacious open-plan accommodation together with a walled garden in a quiet location within this much sought after village.

The property has been enlarged over the years and features an impressive open-plan living/dining/kitchen living space, three bedrooms and a large conservatory.

Other points of note include double glazed replacement windows, gas central heating and private driveway parking.

Some material information to note: Mains water, gas, electricity and drainage. Ofcom checker indicates standard to superfast broadband is available. Ofcom checker indicates mobile availability and data voice calls could be compromised with some major providers. The government portal generally highlights this as a very low risk address for flooding. We are not aware of any planning permissions in place which would negatively affect the property. We have not carried out a survey however please note properties built or renovated pre-1999 may contain asbestos in certain building materials e.g. Artex, vinyl tiles, sheet boards, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice.





Key Features

- Vaulted open plan living/dining/kitchen living space
- Open fireplace
- Large conservatory
- Three bedrooms
- Cloakroom and shower room
- Driveway parking
- Sunny walled garden
- Gas central heating and UPVC double glazing
- EPC Rating: E
- Council Tax Band: D



The Location

Westbrook Green is a small development of just 16 houses of varying design right in the heart of this delightful thriving village, renowned for its active and diverse community as much as its unspoilt character. There are currently 50 clubs and societies in the village covering sport, art and music with excellent facilities for all the mainstream sports as well as the more niche pastimes, such as Blewbury Croquet Club and skate park. Village facilities include a primary school, pre-school, a thriving farm shop, garage and convenience store, community post office and 2 village pubs. Nearby shopping and leisure facilities are at Didcot, Wallingford and Wantage with the mainline station at Didcot Parkway and excellent road connections to both the M4 and M40 via the A34 accessed at Chilton.



Approximate Gross Internal Area 1291 sq ft - 120 sq m



Ground Floor

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.

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