



South Street, Blewbury, OX11 9PX

£1,695,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





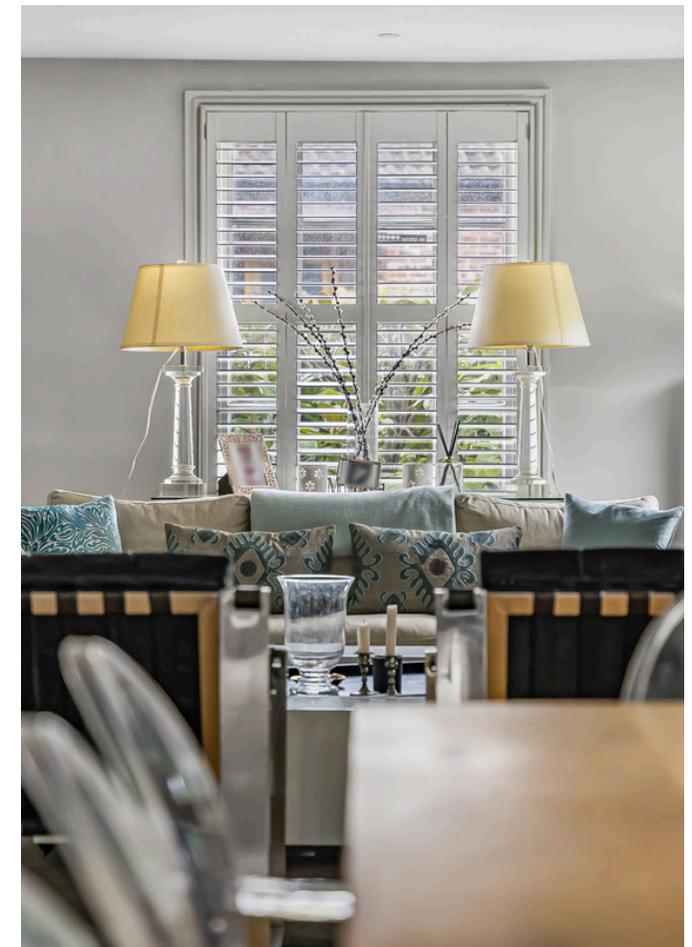
The Property

Spanning over 3700sqft of contemporary living space, steeped in history dating back to the 18th century and having been sympathetically converted within the last two decades is this detached, six double bedroom family home within this quintessential South Oxfordshire village. The accommodation offers spacious and versatile living space to the ground floor with the excellent flow of three large reception rooms all accessible off the entrance hall. The entirety of the ground floor ample living space includes of a drawing room, study, large family sitting room with fitted wood burner, an open plan kitchen/dining room with central island and bi-fold double glazed doors on to an enclosed area of garden, cloakroom and large utility room with integrated appliances and direct access to the gravel driveway, as well as a purpose built wine store with fully fitted temperature regulator. To the first floor and accessible via the main landing are five double bedrooms; with the two largest rooms being accompanied by en-suite shower rooms. Some notable features to a number of the bedrooms is sufficient built in storage, as well as high ceilings and dual aspect windows. To the east of the property is a generous area of lawn with laurel lined borders, independent log store, lockable bike store and access to a driveway.

With its own private access, approached off the driveway is a self-contained annexe with accommodation arranged over two floors. On the ground floor is an open-plan kitchen/ dining room with bathroom & storage cupboard as well a further sizeable double bedroom to the first floor of the annexe also offering suitable reception space.

With access off South Street and located behind a wooden five-bar gate is an extensive gravelled driveway providing ample parking for a number of larger vehicles and a timber double garage with electric roller doors.





Key Features

- Positioned on the edge of the Downs, offering access to walking and riding
- Self-contained guest annex with private access
- Double timber garage with EV Charger, ample storage & parking complete with fitted electric garage doors
- Four bathrooms (two en-suite)
- Purpose built wine store with feature lighting and temperature regulator
- Enlarged utility room with underfloor heating
- Underfloor heating to all bathrooms/en-suites within main house
- Within 3.8 miles of Didcot Parkway mainline station, London Paddington in approximately 40 minutes
- EPC Rating C
- Council Tax G



The Location

Load of Mischief is approached from South Street, a quiet lane in the heart of the village within the conservation area. Blewbury is considered one of the prettiest of the South Oxfordshire villages and is renowned for its vibrant and 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 2 village pubs. 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 Catherines and Our Ladys being the closest.

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.



Approximate Gross Internal Area 3760 sq ft - 350 sq m

Basement Area 232 sq ft – 22 sq m

Ground Floor Area 1849 sq ft – 172 sq m

First Floor Area 1679 sq ft – 156 sq m



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