



Westbrook Street, Blewbury, OX11 9QB

£425,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

A characterful three bedroom barn style semidetached house, enjoying a lovely location set back from Westbrook Street in the charming village of Blewbury.

Built in 2014, this well specified property features green energy air source, central heating with underfloor heating to the ground floor, a shaker style kitchen and oak strip flooring to the sitting room, hall and kitchen and the west facing garden is a particular feature being partly walled and well stocked.

Westbrook Street is a quiet lane within the village made up of a wide variety of period houses and cottages mixed with more contemporary individual homes. Blewbury remains one of the prettiest of the South Oxfordshire villages, 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.

Some material information to note: Mains water electricity and drainage. Central heating via Air Source heat pump. The property has private driveway parking. 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 an unlikely/very low risk address for flooding. We are not aware of any planning permissions in place which would negatively affect the property.





Key Features

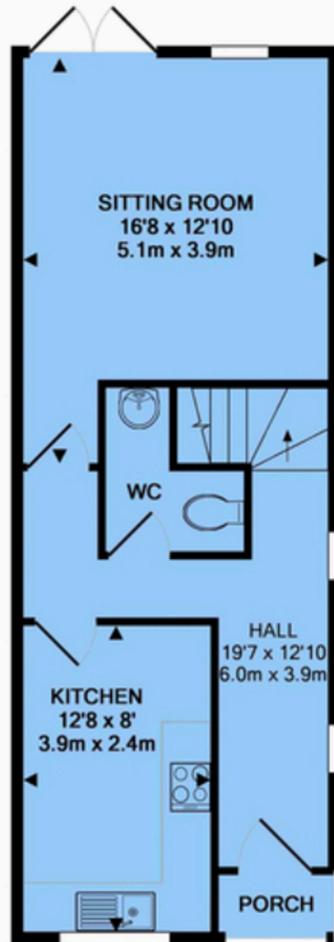
- Double Glazed Cottage Style Windows
- Underfloor Heating at Ground Level n Green Energy Air Source Central Heating System
- Shaker Style Kitchen with Integrated Appliances
- Oak Flooring to Reception Areas
- Stylish White Bathroom and Cloakroom
- Two Allocated Block Paved Parking Spaces
- Partly walled West facing cottage gardens
- Non estate location
- EPC Rating: C
- Council Tax Band: D



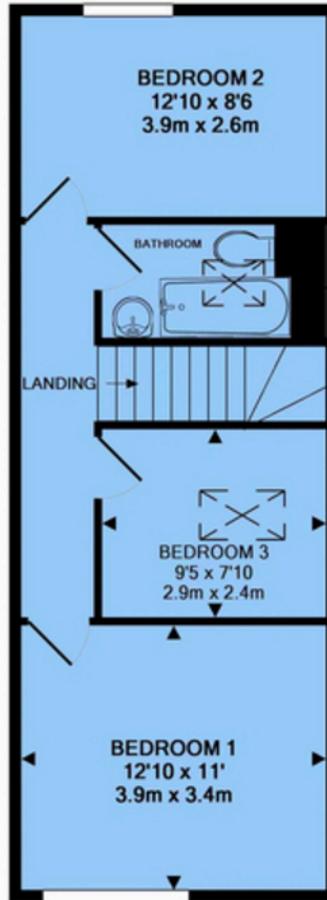
The Location

Didcot is just 4 miles away and offers an excellent range of shopping and leisure facilities together with a mainline rail connection from Didcot Parkway to London Paddington in approximately 40 mins.





GROUND FLOOR
APPROX. FLOOR
AREA 455 SQ.FT.
(42.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 448 SQ.FT.
(41.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 903 SQ.FT. (83.9 SQ.M.)

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Didcot Office
103 Broadway, Didcot
Oxfordshire, OX11 8AL

T 01235 813 777
E didcot@thomasmerrifield.co.uk
W thomasmerrifield.co.uk

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