



10 Dibleys, Blewbury, OX11 9PT

£99,950 Leasehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

A particularly well presented 1 bedroom bungalow forming part of the Dibleys Heritage Estate, a managed development for residents of aged 55 years and over, situated in the heart of this charming village set in grounds of 6 acres.

This thoughtfully configured bungalow features a good sized living room and private patio area. The bathroom has been updated with a walk-in shower and electric heating has been installed by Dibleys Heritage to replace the communal heating system. The property has the added advantage of a garage close by in a separate block.

Dibleys Heritage Ltd is a non profit residential management company. A monthly charge of £423.60 (reviewed in September 2026), plus a further £15 per month for the garage covers all external maintenance of the property and maintenance of the grounds. The development was completed in 1969 and each property has been systematically updated, including new windows and roofs by Dibleys Heritage for the peace of mind of the residents.

Some material information to note: Electric heating, mains water, electricity and drainage. Ofcom checker indicates standard to ultrafast 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. 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

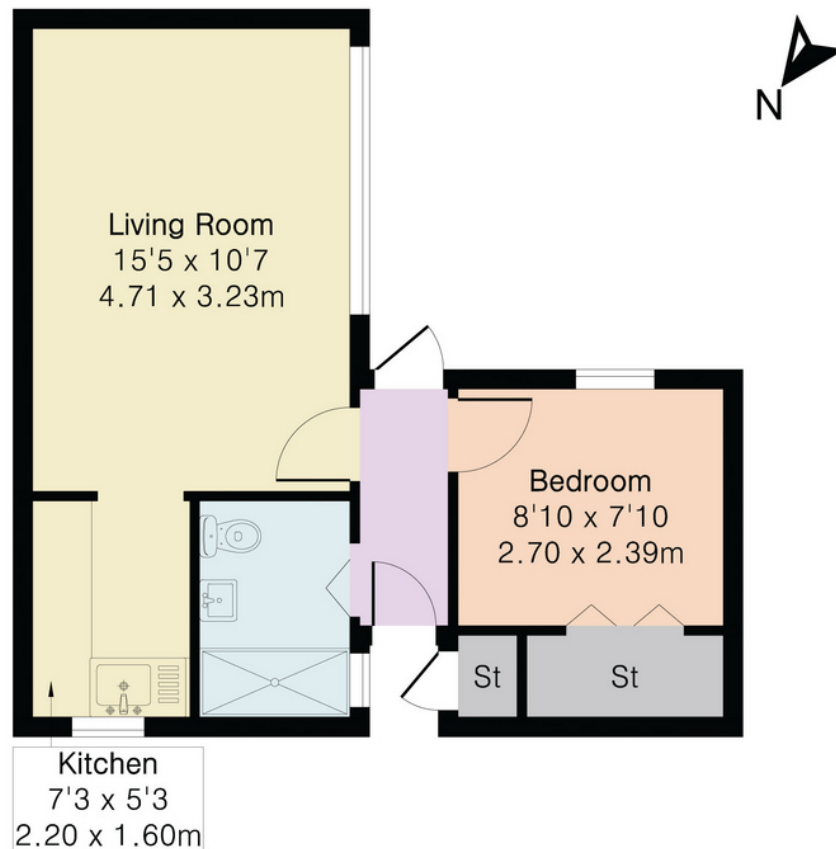
- Refitted kitchen
- Generous living room
- Updated bathroom with walk-in shower
- One bedroom
- Private patio area
- Garage
- Lease 996 Years remaining
- Council Tax Band A
- EPC Rating: F
- Monthly Service Charge: £423.60

## The Location

Blewbury is a pretty and vibrant 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



**Approximate Gross Internal Area 369 sq ft - 34 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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