



The Willows Church End, Blewbury, OX11 9QQ
£650,000 Freehold

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SALES LETTINGS



The Property

An individual detached chalet style house offering flexible four bedroom accommodation in a wonderful location in the heart of this much sought-after and pretty village. The Willows originally dates from the 1960s and was later extended adding a further ground floor bedroom and En-suite in the 1980s yet still offers significant further potential for reconfiguration or enlargement if desired.

The property has the advantage of gas central heating and double glazed replacement windows and is set in a lovely mature garden which includes an inground swimming pool that would require recommissioning.

Material Information:

This property is connected to mains electricity, gas, water and drainage.

Broadband - according to Ofcom, Ultrafast and Superfast Broadband are available at this property (checker.ofcom.org.uk)

Ofcom checker indicates mobile availability and data voice calls could be compromised with some major providers.

According GOV.UK Flood Risk, this property has a very low flood risk.

For any information from the register of title, please contact the agent.

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. We have not carried out a survey but please note that the property has some Artex ceilings throughout.





Key Features

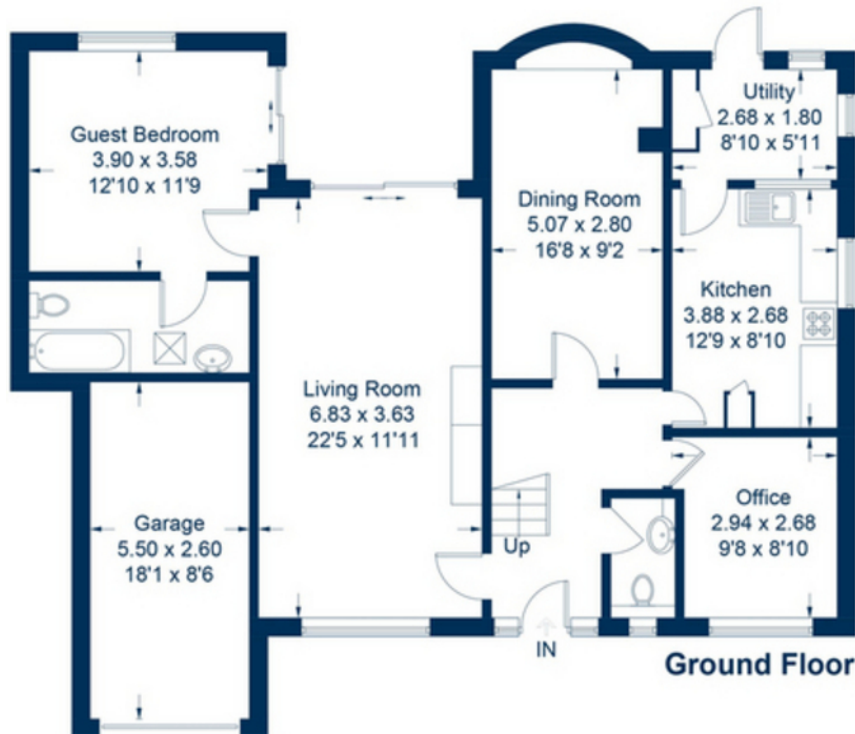
- Chain free
- Significant potential for reconfiguration and further enlargement
- Versatile 3/4 bedroom accommodation
- Gas central heating
- Double glazed replacement windows
- Lovely mature gardens
- Utility room
- Inground swimming pool (in need of recommissioning)
- EPC Rating D
- Council Tax Band E

The Location

Church End is a quiet corner 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
 Ground Floor = 98.2 sq m / 1,057 sq ft
 First Floor = 46.2 sq m / 497 sq ft
 Garage = 14.5 sq m / 156 sq ft
 Total = 158.9 sq m / 1,710 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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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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