



Bessels Way, Blewbury, OX11 9NJ

£560,000 Freehold

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SALES LETTINGS





The Property

A well-presented, extended bay-fronted semi-detached house dating from the inter-war years, enjoying versatile accommodation together with a good sized west-facing garden within the sought after village of Blewbury.

The property features 3 bedrooms and a luxuriously appointed bathroom, complete with separate shower on the first floor and flexible ground floor space, including a well fitted kitchen, opening to a generous family dining space with French doors to the gardens and feature wood burner. In addition there is a separate bay-fronted, snug style sitting room to the front of the house with open fireplace. Other points of note include a large gravel driveway, gas central heating and double glazed windows.

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.





Key Features

- 3 Bedrooms
- Bay-fronted sitting room with open fireplace
- Stylish kitchen with integrated appliances
- Family dining space with feature wood burner
- Gas central heating
- Double glazed UPVC windows
- Generous west-facing gardens
- Driveway parking
- EPC Rating D
- Council Tax Band: D



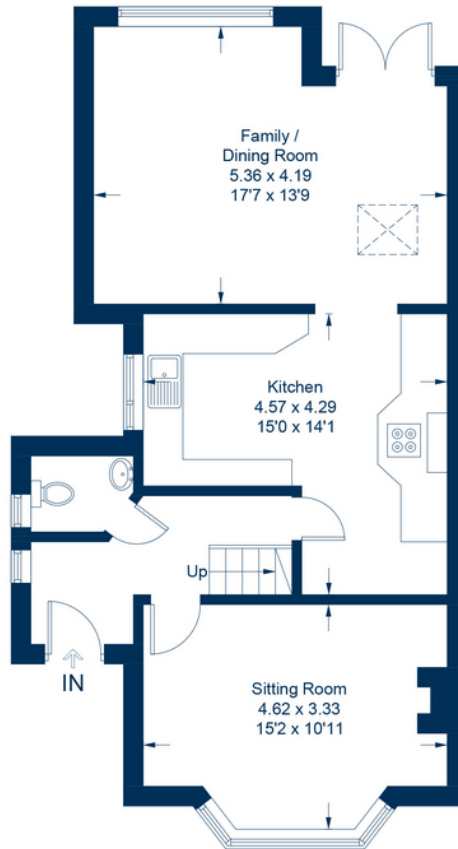
The Location

Blewbury remains one of the prettiest of the South Oxfordshire villages, renowned for its vibrant and inclusive 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.

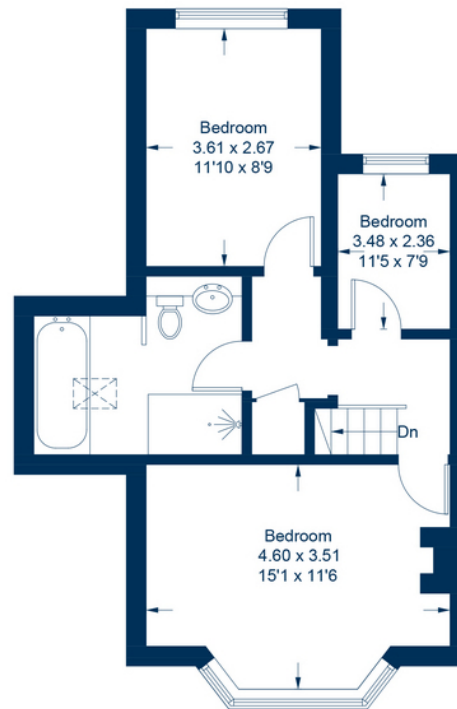
Didcot is just 4 miles away and offers an excellent range of shopping and leisure facilities together with a mainline rail connection from Didcot Parkway to London Paddington in approximately 40 mins.



Approximate Gross Internal Area
 Ground Floor = 60.8 sq m / 654 sq ft
 First Floor = 43.8 sq m / 471 sq ft
 Total = 104.6 sq m / 1,125 sq ft



Ground Floor



First Floor

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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