



Guide Price
£975,000

Bessels Lea, Blewbury

An extended and modernised detached village house with over 3,000 sq ft of accommodation.

- Modernised and extended
- Over 3,000 sq ft
- Four bedrooms, 3 bathrooms
- Garden outbuilding
- South-facing garden
- No chain.

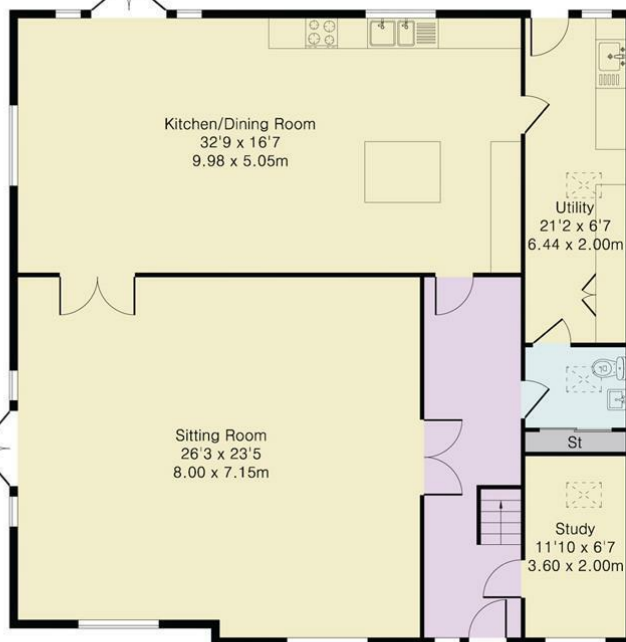
Spacious detached village house

- Wallingford 4 miles
- Didcot 4 miles
- Oxford 18 miles
- Henley-on-Thames 18 miles
- London, Paddington 37 minutes
- Heathrow 49 miles

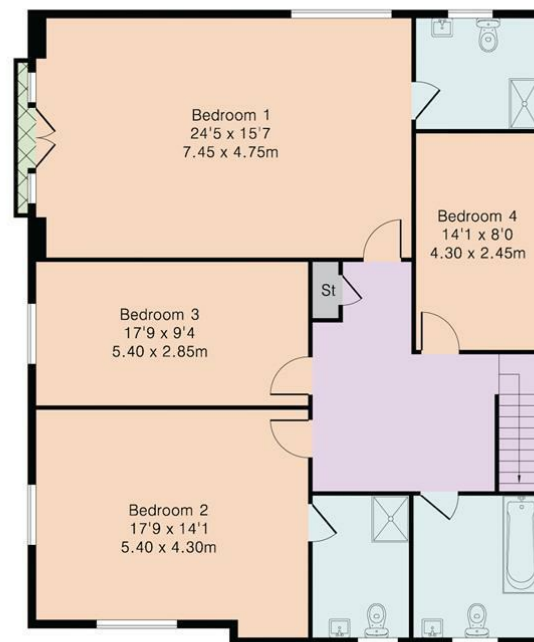
Approximate Gross Internal Area 3090 sq ft - 287 sq m
Ground Floor Area 1579 sq ft – 147 sq m
First Floor Area 1304 sq ft – 121 sq m
Outbuilding Area 207 sq ft – 19 sq m



Outbuilding



Ground Floor



First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Hillview

Situated in the charming Downland village of Blewbury, Hillview has been extensively modernised and extended and is light and bright with new windows and some underfloor heating. The large rooms include a 26' x 23' sitting room with oak floor and doors to the garden.

The kitchen/dining room is another generous room being over 32 ft long with a central island, tiled floor, sleek fitted units incorporating a fridge/freezer, dishwasher and range cooker. There is a separate utility room with washing machine and tumble dryer and a cloakroom. The study to the front of the house has a vaulted ceiling with roof lights and a window overlooking the front.

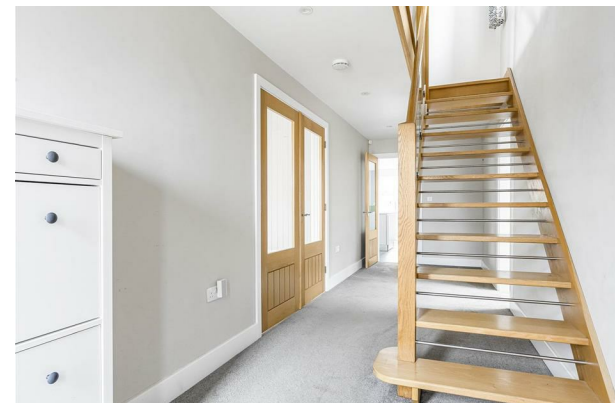
Upstairs, the main bedroom is another large room and has double doors, a Juliette balcony and an en-suite shower room. There are three further bedrooms and two bathrooms, set off a spacious landing.

Outside

To the front of Hillview is a gravelled parking area, enough for 4+ cars. Side access leads to the garden which is mainly laid to lawn and edged with evergreen trees and bushes for privacy and seclusion. There is a timber outbuilding currently used as a workshop but which could be converted to a home office if required. The paved terrace has a number of raised beds for vegetables and flowers and faces due south.

Services

All mains services connected. Gas fired central heating.
South Oxfordshire District Council, Tax Band E.
EPC Rating: C.



Location

Blewbury is a pretty Oxfordshire village lying at the foot of the Berkshire Downs, within a conservation area and the North Wessex Downs Area of Outstanding Natural Beauty. The village has a strong community spirit and boasts two local pubs, pre-school and primary school, farm shop, recreation ground, Post Office, croquet, tennis and cricket clubs. There are a myriad footpaths and bridleways to enjoy, including along the ancient Ridgeway, just a short distance away.

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.

Directions

Post code: OX11 9NW. What3words: ///crops.treaties.succumbs

Viewings

Viewing by prior appointment with Robinson Sherston Henley office.

Tel: 01491 411911
Email: henley@robinsonsherston.co.uk

Sales Disclaimer

IMPORTANT NOTICE: Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or that any services, appliances, equipment, or facilities are in good working order. Measurements and distances referred to are given as a guide only whilst descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Purchasers must satisfy themselves by inspection or otherwise on such matters prior to purchase.