



3 Applethorpe
Blewbury, Oxfordshire, OX11 9FF

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A stylish architect designed contemporary home offering beautifully proportioned light and airy accommodation in an elevated position right in the heart of Blewbury.

Built in 2014 the property was designed to take full advantage of the Southerly rear aspect with views towards the Berkshire Downs and features a full width veranda on the ground floor and a matching balcony at first floor level from bedrooms 1 & 2. Inside the living, dining and kitchen spaces are arranged in an open plan format linking with the outside space through full width bi-fold doors, creating a perfect home for entertaining and family life.

In addition, there is a useful study, cloakroom, and shower on the ground floor and four well proportioned bedrooms with en-suites to both the principle and guest bedrooms on the first floor. An impressive hall and landing area add to the feeling of space.

The specification is impressive with underfloor gas central heating, air conditioning to the principal bedroom & bedroom 2, a stylish white kitchen, contemporary quality bathroom fittings and statement fireplace with wood burning stove to the living room.

Other points of note include a gym that has been created at the rear of the garage, a particularly private and low maintenance South facing garden and high specification anthracite grey double glazed windows.

Blewbury is considered one of the prettiest villages in the district with a host of quintessential period houses and cottages mixed in with a variety of more contemporary properties. Facilities are varied and include a primary school & nursery, two pubs, an excellent farm shop, community Post Office, and a garage and convenience store. The village is renowned for its active and diverse community and there are currently over 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 including a croquet club and skate park.





- 4 generous bedrooms
- 2 en-suites, family bathroom and separate ground floor shower room
- Contemporary design featuring open plan living
- Gas fired underfloor central heating
- High specification aluminum double glazed windows
- Feature veranda & balcony with views to the Berkshire Downs
- Stylish high gloss kitchen & separate utility room
- Double garage (including separate gym)
- Private South facing garden
- Local Authority: Vale of White Horse District Council
- Council Tax Band: G
- Tenure: Freehold

Approximate Gross Internal Area
 Ground Floor = 94.2 sq m / 1,014 sq ft
 First Floor = 88 sq m / 947 sq ft
 (Excluding Void)

Garage / Home Gym = 29.9 sq m / 322 sq ft
 Total = 212.1 sq m / 2,283 sq ft



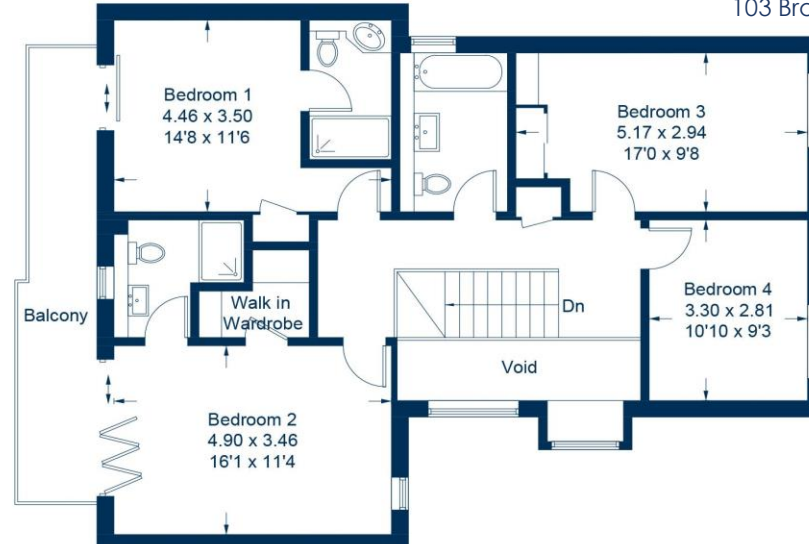
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SALES LETTINGS

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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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