



Greenlea Bessels Lea
Blewbury, Oxfordshire, OX11 9NW

Greenlea Bessels Lea, Blewbury, Oxfordshire, OX11 9NW

Located in a quiet position in the highly regarded village of Blewbury is this substantial and stylish four bedroom detached home with statement kitchen-diner-family room of particular scale, overlooking a generous garden. This individual property offers driveway parking for three cars and a large predominantly lawned garden with patio. Greenlea is a very well-presented home which offers all the benefits of modern living and comprises entrance hall, utility room, cloakroom, triple aspect lounge, fourth bedroom/study and an exceptionally impressive open plan kitchen-diner-family room with central island and integrated appliances. On the first floor a galleried landing with glass & oak balustrades gives access to a modern family bathroom and three large bedrooms; the principle bedroom with good size en-suite and fitted wardrobes. For the location, kitchen space, and finish to be fully appreciated the property must be viewed.

Blewbury is considered one of the prettiest villages in the area with a host of traditional period houses and cottages synonymous with a quintessential English village. Facilities are varied and include a primary school & nursery, two pubs, an excellent farm shop, community Post Office, and a garage/convenience store. Nearby shopping and leisure facilities are at Didcot, Wallingford and Wantage with rail stations at Didcot Parkway (Paddington in 40 minutes) and Cholsey. Motorway connections to the M4 and M40 are via the A34 access point at Chilton (3 miles)





- Individual & stylish four bedroom detached home
- Driveway parking
- Quiet location in the highly regarded village of Blewbury.
- Exceptional open plan kitchen-diner-family room of particular scale with central island.
- Generous lawned garden
- Utility room
- Two bathrooms
- Local Authority: Vale of White Horse District Council
- Council Tax Band: G
- Tenure: Freehold

Approximate Gross Internal Area
 Ground Floor = 101.4 sq m / 1,091 sq ft
 First Floor = 98.4 sq m / 1,059 sq ft
 Total = 199.8 sq m / 2,150 sq ft



THOMAS
MERRIFIELD

SALES LETTINGS

103 Broadway, Didcot, Oxon, OX11 8AL
 didcot@thomasmerrifield.co.uk
 Tel: 01235 813777



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.

© CJ Property Marketing Ltd

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Important Notice

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.