



Gables End London Road
Blewbury, Oxfordshire, OX11 9PB

Gables End, London Road, Blewbury, Oxfordshire, OX11 9PB

A beautifully presented charming three bedroom barn conversion situated in the popular and picturesque village of Blewbury. This impressive home boasts three good sized bedrooms, with an ensuite to the master and a further modern shower room.

On the ground floor there is a spacious sitting room with exposed brickwork, beams, and a wood-burning stove. There is also a separate bespoke kitchen with Shaker-style units and a butler sink, the bright and airy dining area leads into a paved courtyard garden. The property also benefits from a single garage with power and lighting as well as an off-street parking space.

Blewbury is a delightful thriving village at the foot of the Berkshire Downs just 4 miles south of Didcot. Village facilities include a primary school & nursery, garage with convenience store, highly regarded farm shop, 2 village inns and community Post Office. The village is renowned for its many active clubs and societies (around 50 in total). Didcot offers excellent leisure & shopping facilities together with a mainline rail connection from Didcot Parkway to London Paddington in 45 minutes.





- Three bedroom barn conversion
- Spacious sitting room with wood burning stove
- Exposed brickwork and beams
- Two bathrooms
- Off street parking and garage
- Open style kitchen dining room
- Located in the wonderful village of Blewbury
- Gas central heating and double glazed
- Offered to the market with no chain
- Local Authority: Vale of White Horse District Council
- Council Tax Band: E
- Tenure: Freehold

Approximate Gross Internal Area
 Ground Floor = 43.9 sq m / 472 sq ft
 First Floor = 56.7 sq m / 610 sq ft
 Garage = 12.1 sq m / 130 sq ft
 Total = 112.7 sq m / 1,212 sq ft
 (Excluding Parking Space / Including Eaves Storage)



 = Reduced headroom below 1.5m / 5'0"

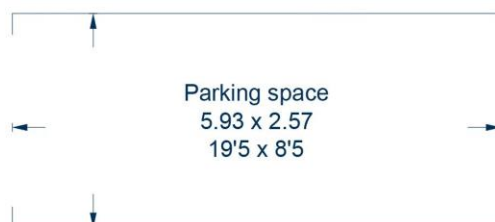
**THOMAS
MERRIFIELD**

SALES LETTINGS

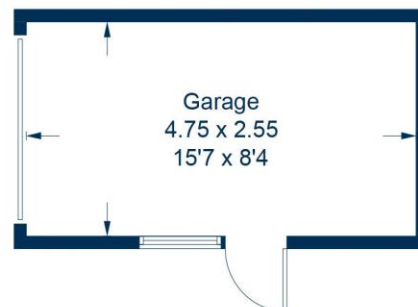
103 Broadway, Didcot, Oxon, OX11 8AL
 didcot@thomasmerrifield.co.uk
 Tel: 01235 813777



Ground Floor



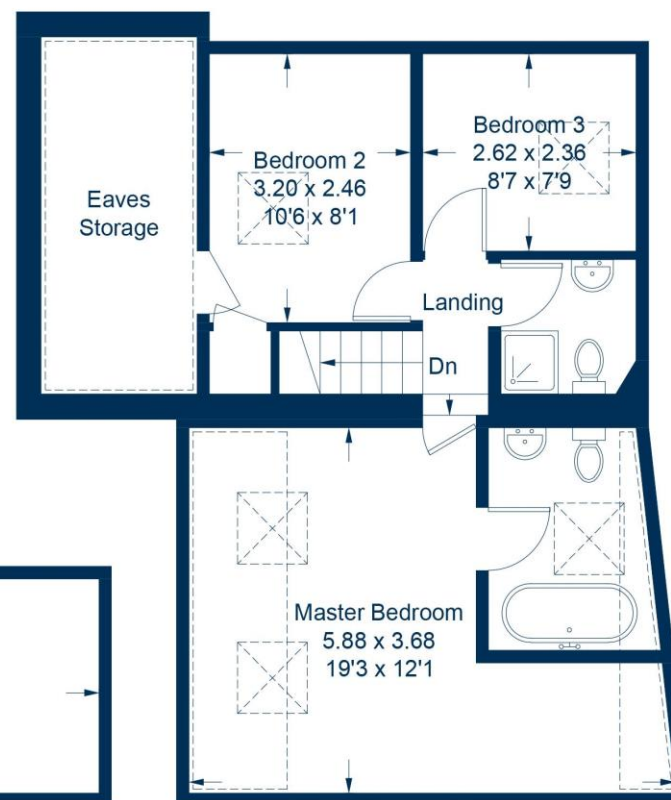
(Not Shown In Actual
Location / Orientation)



(Not Shown In Actual
Location / Orientation)

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



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 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.