



**The Coach House, London Road,
Blewbury, Oxfordshire, OX11 9PD**

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An individually built cottage style home completed in 2020 offering stylish well proportioned three bedroom accommodation in a landscaped South facing garden.

The Coach House features a five metre square kitchen/dining room fitted in the shaker style complete with integrated appliances with bi-fold doors opening to the gardens, a triple aspect sitting room with open fireplace and woodburner, gas central heating and cottage style high performance double glazed windows throughout. The property was constructed to optimize its energy efficiency and has been rated 'B' on the EPC.

Blewbury is considered one of the prettiest 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 and convenience store. This thriving village is renowned for its active and diverse community and there are currently 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.

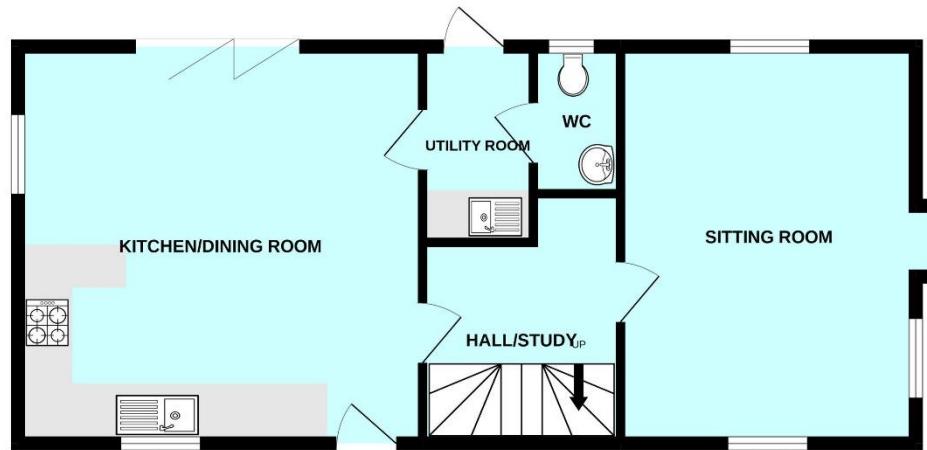
Nearby shopping and leisure facilities are at Didcot, Wallingford and Wantage with rail stations at Didcot Parkway (Paddington in 45 minutes) and Cholsey, road connections to the M4 and M40 via the A34 access point at Chilton (3 miles). Independent schooling will be found close by (4 miles) at Moulsoford (Cranford House & Moulsoford Prep) with a variety of highly regarded schools at Abingdon & Oxford.



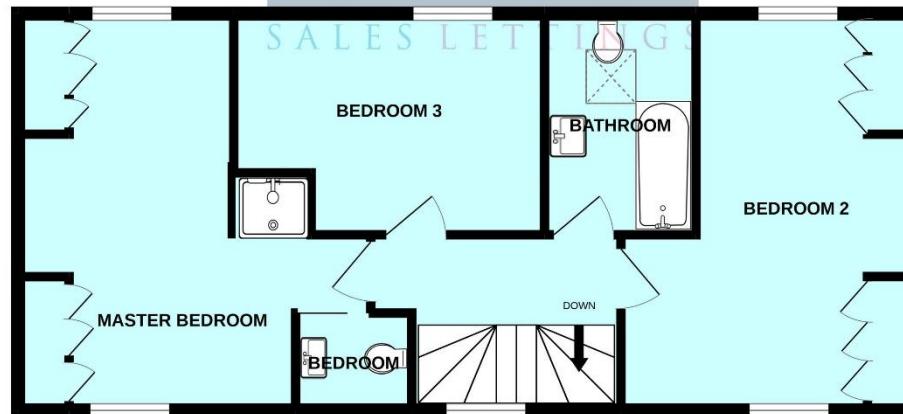


- 3 well proportioned bedrooms
- Family bathroom & en-suite to bedroom 1
- 5x5m kitchen (with integrated appliances) dining room
- Utility room
- Triple aspect sitting room with woodburner
- Gas central heating
- Cloakroom
- Oak internal doors
- Build warranty until 2030
- Gravelled 2 car driveway
- Pretty South facing gardens
- Hallway with study area
- Fitted wardrobes
- Local Authority: Vale of White Horse District Council
- Council Tax Band: F
- Tenure: Freehold

GROUND FLOOR
624 sq.ft. (58.0 sq.m.) approx.



THOMAS
1ST FLOOR
619 sq.ft. (57.5 sq.m.) approx.



TOTAL FLOOR AREA : 1244 sq.ft. (115.5 sq.m.) approx.
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