



South Street, Blewbury OX11 9PR



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A delightful detached cottage dating back to early 1800's with an abundance of period features ideally located in the heart of this desirable village.

The versatile accommodation comprises a spacious kitchen/breakfast room, living/dining room with Inglenook fireplace and door to the garden, study, garden room/studio and WC. There is also a bedroom with ensuite to the ground floor with two further bedrooms and bathroom on the first floor.

The property nestles beautifully into the centre of a secluded garden bursting with stunning landscaping on all sides. There is a gated entrance leading to a gravel driveway with parking for several cars.



Tenure - Freehold

Accommodation

The property has gas central heating to radiators and double glazing throughout.

Entrance Hall: Window to side, tiled floor, storage cupboard (boiler), radiator, downlighter.

Cloakroom/Utility: Window to side, white two-piece suite, space for washing machine, storage cupboard and wall shelving, radiator, downlighter.

Dining Room: 10'5 x 9'10 Window to front, ceiling timbers, panelling, radiator, downlighters. Open to:

Kitchen: 16'1 x 13'1 Double aspect with roof lantern, range of storage units with wooden worktop, stainless steel sink unit, double oven, electric hob with extractor hood above, integrated dishwasher, space for fridge/freezer, pantry cupboard, downlighters, radiator.





Living/Dining Room: 21'0 x 12'8 Two windows to front and door to garden, Inglenook fireplace with brick surround and hearth and wooden mantel, slate hearth and log stove, two alcoves with shelving, storage cupboard, ceiling timbers, wood floor, two radiators.

Conservatory/Garden Room: 13'6 x 7'11 Full width windows with door to garden, vaulted ceiling with exposed beams, tiled floor, radiator.

Study: 9'10 x 9'9 Door to garden, two recessed bookshelves, wood floor, radiator.

Bedroom 2: 11'0 x 10'0 Window to rear, radiator.

Ensuite Shower Room: Window to side, white three-piece suite (currently being installed), radiator.

Stairs to Landing: Wall timbers, loft access.

Bedroom 1: 12'8 x 10'10 (max) Double aspect, fitted wardrobe, two storage cupboards, radiator.

Ensuite Bathroom: Window to side, white four-piece suite, tiling, radiator, downlighters, eaves storage, loft access.

Bedroom 3: 9'10 x 9'9 Window to front, radiator, fitted wardrobe, storage cupboard, loft access.

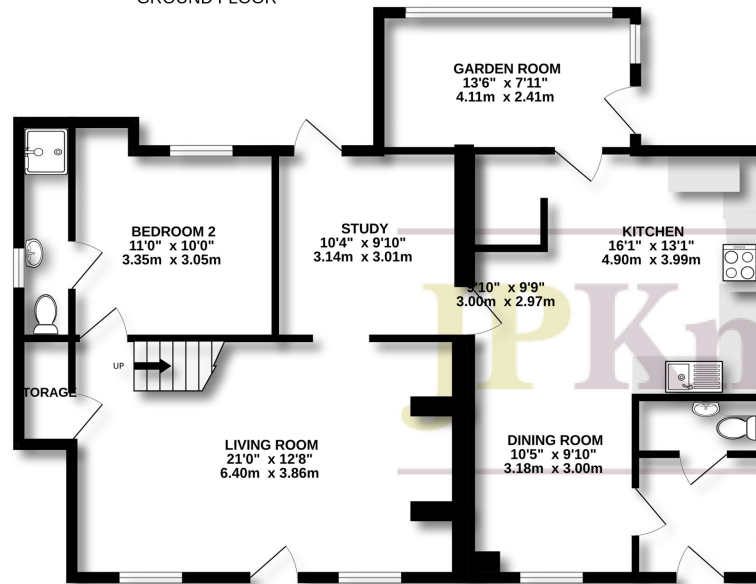
Outside

There is a five-bar gate and pedestrian gate leading to a gravel driveway with parking for four cars flanked with mature well stocked borders, a wood store, timber fence and hedging.

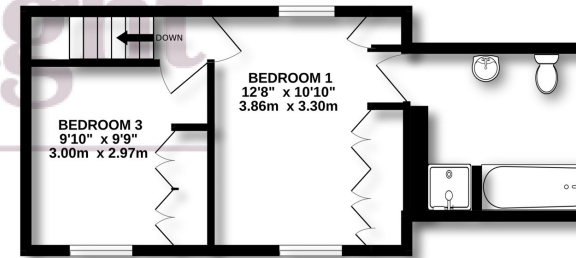
The beautiful cottage style garden surrounds the property through an arched gateway to a meandering stone pathway flanked with box hedging leading you around the garden. There are an abundance of flower beds bursting with well cared for flowers, plants, shrubs and trees. Rose covered trellis arches take you to a vegetable garden, greenhouse and shed with a rear sunken patio and lawn. There is a pond, further shed/workshop and gated access to the driveway.



GROUND FLOOR



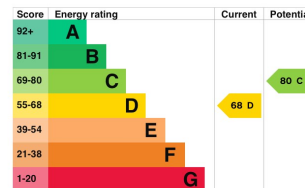
1ST FLOOR



TOTAL FLOOR AREA : 1452sq.ft. (134.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.



Directions: Head north on St Martin's Street and through Market Place onto Reading Road. At the roundabout carry straight over onto A329 and turn right onto Halfpenny Lane after 2.2 miles. At the end turn right onto A417 for 2.9 miles and right onto South Street where the property is on the right hand side.