

PROPERTY AGENTS

**JP**Knight



Bessells Lea Road, Blewbury OX11 9NW



## Bessells Lea Road, Blewbury

Set in the middle of a fabulous plot that approaches half an acre, a substantial single storey residence with 4 bedrooms, a 25' living room and kitchen with adjacent breakfast/family room. In a very private setting the property is accessed via a private road serving 2 other residences with a gated drive leading to a double garage, it features private gardens on all sides. This sought after village is ideally placed for A34 access and is just 3.7 miles from Didcot Parkway train station.

The property has gas central heating to radiators and is double glazed.



## Tenure - Freehold

Accommodation

Front door and side window to:

Entrance Hall: Cloaks cupboard, radiator.

Cloakroom: White 2-piece white suite, tiling, window, radiator.

Living Room: 25' x 13'4

A bright double aspect room with a feature stone fireplace, hearth and flanked by display plinths: 2 radiators.

Kitchen: 14'10 x 8'10

Range of storage units, worktops, electric ceramic hob, extractor hood, double electric oven, space for washing machine, dishwasher & fridge freezer. Tiled floor, radiator, gas boiler. Archway and servery to:

Family/Breakfast Room: 14'11 x 14'10

Triple aspects with a door to the side and patio doors to the terrace. Radiator, breakfast bar.





Inner Hall: Airing cupboard, radiator, loft access.

Bedroom 1: 12' x 11'7

Window to rear, radiator: wardrobes with sliding doors.

Bedroom 2: 11'7 x 10'5

Window to rear, radiator.

Bedroom 3: 11'10 x 8'5

Eye-level cupboards, radiator, window,

Bedroom 4: 11'7 x 7'4

Window to rear, radiator.

Shower Room:

Re-fitted with a white 3-piece suite including a large shower cubicle: tiled walls and floor, chrome radiator and window.

Outside

A private lane serving just 3 properties leads to: Five bar gate opening to a shingle drive leading to the property with ample parking and turning space. The drive is bordered by areas of lawn and has mature hedges.

Double Garage: 17'9 x 16'6

Electric roller door, light and power, door to rear.

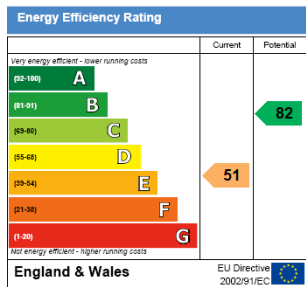
The Gardens:

Surrounding the property are areas of established lawns that are bordered by mature hedges with flower/shrub beds. There is an extensive paved terrace with a retaining wall and brick barbeque. There is a path round to the front.

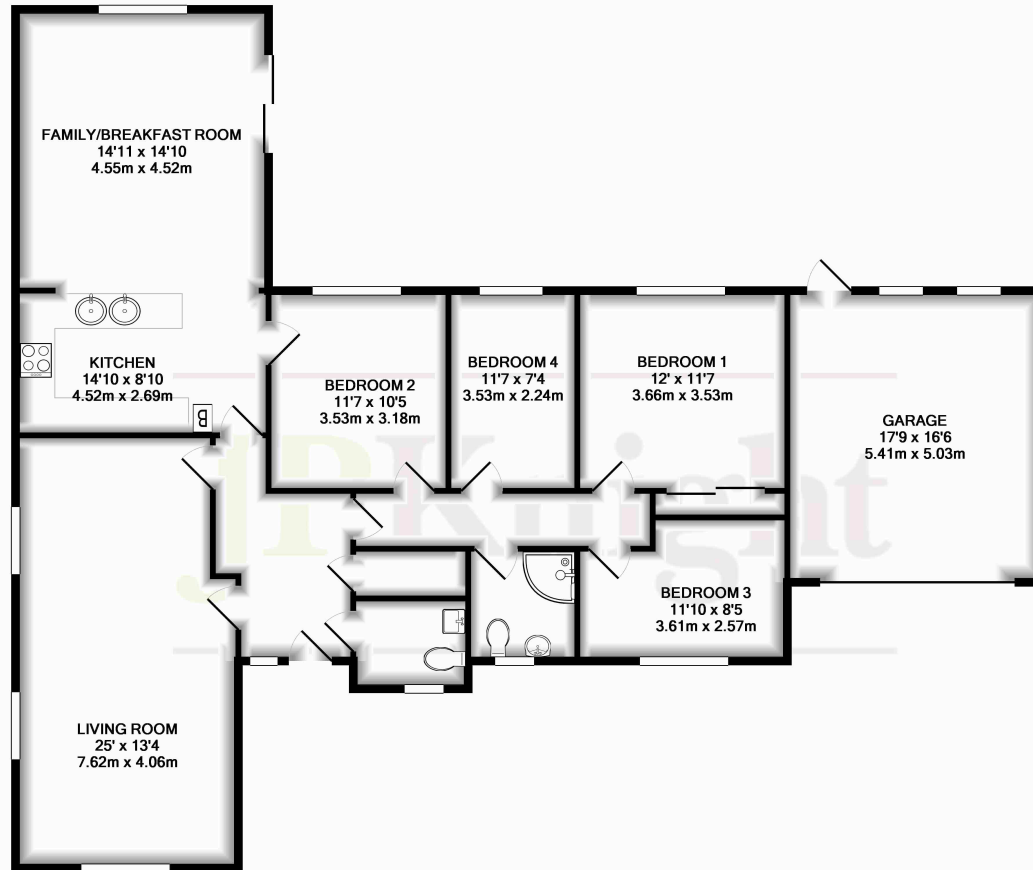


### Directions

Head south from Wallingford on the Reading Road/A329. After the roundabout continue for 2.2 miles along the Reading Road and turn right into Halfpenny Lane (by the petrol station). Follow this to the T-junction here turn right onto the A417. Continue for 2.7 miles, then turn right onto the B4016/Bessels Way, second left into Bessels Lea Road and the unadopted road to the property is shortly on the left.



**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.



TOTAL APPROX. FLOOR AREA 1335 SQ.FT. (124.0 SQ.M.)  
 Whilst every attempt has been made to ensure the accuracy of the floor plan 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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