



Church End, Blewbury OX11 9QH



## Church End, Blewbury

A stunning Grade II listed thatched cottage believed to date back to c.1540 and set in the heart of this keenly sought after village. Full of period charm with exposed beams and brick fireplace as well as a stunning contemporary extension housing a fabulous kitchen/breakfast room. Outside there is a delightful 103' garden abutting a stream with an extensive paved terrace.



The property is available with no onward chain.

### Accommodation

The property has gas central heating to radiators.

## Tenure - Freehold

Entrance Hall/Study: 16'4 x 14'

Window to front, stone floor, two radiators, beamed ceiling wall timbers and down lighters, range of cupboards concealing space for freezer, washing machine, tumble drier and gas boiler.

Sitting Room: 16'8 x 13'2

Double aspect with French doors to the garden, beamed ceiling, wall timbers, brick fireplace with log stove, two radiators, stairs to landing with shelving under.

Lobby: 9'2 x 6'9

Vaulted glass roof, glazed side panels, step down to:

Kitchen/ Breakfast Room: 20'1 x 13'6

Vaulted 11'9 beamed ceiling, tall glazed panels to the rear and 13' wide bi-fold doors to the terrace, stone floor, range of storage units, wood worktops, pelmet lights, island unit/bar, electric induction hob and extractor hood, double electric oven, dishwasher and fridge.





Bedroom 3: 8'5 x 6'2  
Window to side, stone floor, radiator, beamed ceiling.

En Suite Shower Room: White 3-piece suite, window to side, vaulted and beamed ceiling, stone flooring, chrome radiator, down lighters, shelving.

Stairs to Landing: Range of storage cupboards, wall timbers and beamed ceiling.

Bedroom 1: 17'5 x 11'  
Windows to front and rear, beamed and vaulted 10'9 ceiling, wall timbers, feature recess and stone chimneybreast.

Bedroom 2: 10'3 x 8'6  
Windows to rear and side, radiator, beamed ceiling, wall timbers.

Shower Room: White 3-piece suite including shower cubicle, tiling, double aspect, chrome radiator.

Stairs to Second Floor: Galleried.

Loft Room: 9'4 x 7'6 Eaves cupboards.

Outside

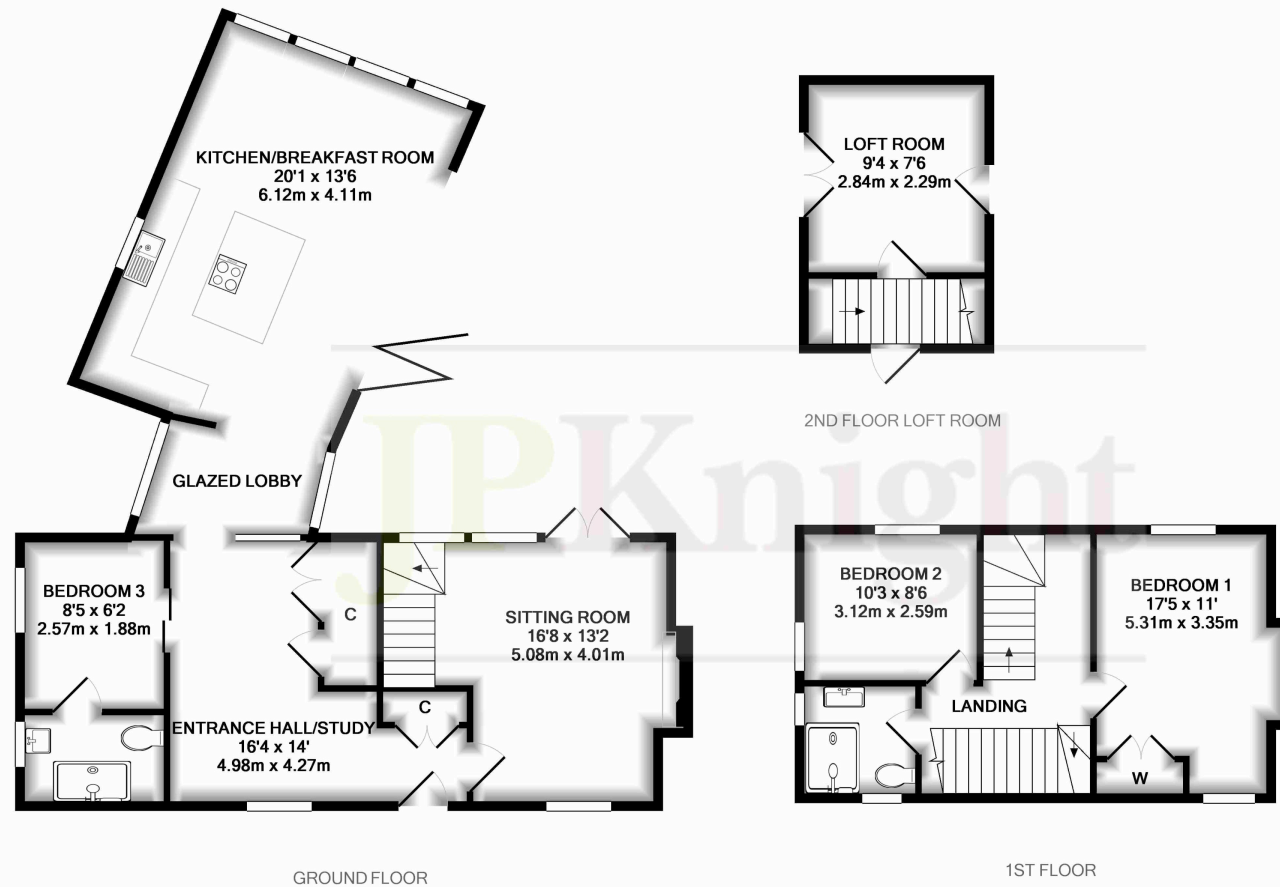
Front Garden:  
Cobbled path flanked by front and side picket fence with gate to pathway, circular brick terrace and box hedging with area of gravel.

Rear Garden:  
Paved terrace and walled front and side border, steps to 103' long garden. Main garden set to lawn and chipped slate path to the shed and via a gate to the front. A stream runs along the side of the garden with steps leading down to an adjacent seating area, rear gate.

Timber Shed: c.14' x 10'



**Directions**  
 Head south from Wallingford on the Reading Road/A329. After the roundabout continue for 2.2 miles and turn right into Halfpenny Lane (by the petrol station). Follow this to the end, turn right onto the A417 continue for 2.7 miles and on entering Blewbury follow the London Road through taking the last turn on the right into Westbrook Street. The right hand bend leads round into Church End, park adjacent to the green and the path to the property is on the right.



**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 1332 SQ.FT. (123.7 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.  
 Made with Metropix ©2018