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SPUR TREE, BESSELS WAY, BLEWBURY, DIDCOT, OXFORDSHIRE, OX11 9NN



- **Extended & Fully Renovated Throughout**
- **Unobstructed Views over Fields to the Front**
- **West Facing Rear Garden**
- **Flexible Accommodation, Ground Floor Bedroom**
- **Underfloor Heating to the Ground Floor**
- **No Onward Chain**

Asking Price £985,000 (Freehold)

FOR AN APPOINTMENT TO VIEW PLEASE CONTACT THE GORING ON THAMES BRANCH ON 01491 873456



[davistate.com](https://www.davistate.com)

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PROPERTY DESCRIPTION

A bespoke individual detached property, extended and fully renovated throughout to a high specification. The property sits on the edge of Blewbury, offering unobstructed views of open fields and rolling countryside at the front, with a balcony seating area off the main bedroom. The property also benefits from a West facing rear garden. The house offers flexible accommodation, with both ground and first floor en-suite bedrooms. Available with no onward chain, the immaculate accommodation includes: entrance hall, WC, sitting room, kitchen/diner, utility, play room/study, ground floor en-suite bedroom, first floor en-suite bedroom with dressing room, two further double bedrooms and family bathroom. EPC Rating C.

LOCAL INFORMATION

Situated in the Vale of the White Horse district of Oxfordshire, Blewbury is described as being an 'ancient, attractive and lively downland village' with a post office, local grocers/garden centre, pubs, clubs and societies and schooling is offered through its own primary school and further schools in nearby Didcot. Transport links include the mainline station at Didcot, only four miles away giving access to London (40 mins), Reading and Oxford. Bus services run to the nearby towns, which are also easily commutable by road. Visit blewbury.co.uk for more information.

ACCOMMODATION

The front door, with an attractive stone facade, opens into a generous entrance hall, with feature herringbone patterned flooring throughout, a coat cupboard and a WC. The sitting room is double aspect with an outlook towards the rolling countryside at the front. The kitchen/diner is a fantastic open plan space, fitted with striking wall and base units with quartz worktop and matching central island, with integral Lamona appliances including fridge/freezer, double ovens, 5 ring induction hob and dishwasher. There are bi-folding doors leading to the rear patio from the dining area. The



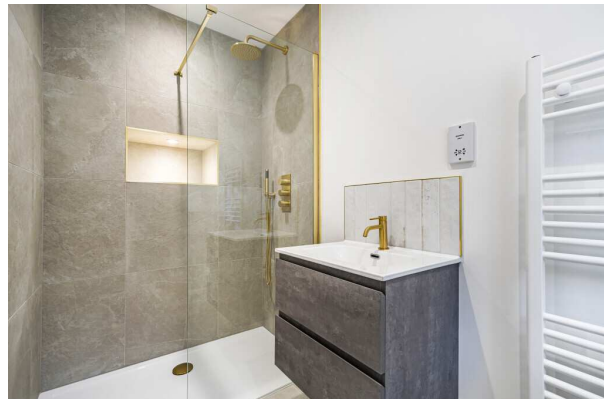
kitchen also leads to a utility room with additional sink, washing machine and tumble dryer, additional storage and a door to the rear. Also off the kitchen is a multi-purpose room which could serve ideally as a play room or study. A bedroom suite fitted with a shower room completes the ground floor. There is underfloor heating throughout the ground floor.

A staircase leads to the first floor landing, with high vaulted ceilings, and an airing cupboard with mega flow tank. The main bedroom is front aspect with full height windows providing a dramatic outlook over the rolling open fields. This suite also offers a walk in wardrobe/dressing room, en-suite shower room and a door leading out to a covered balcony alcove. This space again maximises the East facing countryside views, providing an ideal space for a morning drink. There are two further rear aspect double bedrooms, both with wardrobe space, and a family bathroom.

OUTSIDE SPACE

A gravelled driveway provides ample off street parking.

The rear garden faces West, with a flagstone patio running the length of the house. The garden is laid to level lawn, with planted borders and mature evergreen at the rear providing privacy.





LOCAL AUTHORITY and SERVICES

Vale of White Horse District Council. Tax band E. Gas fired central heating with underfloor heating to the ground floor. All mains services.

IMPORTANT NOTICE REGARDING PHOTOGRAPHS

Some photographs have been computer generated. Photographs showing furniture, shelving and/or rugs have been digitally enhanced to give buyers a flavour of the potential layout and feel of the property once occupied. Furniture and furnishings are not included in the sale.

CONVEYANCING

We work with DT Conveyancing, part of the UK's leading provider of conveyancing services. Their no move, no legal fee service offers appointments to suit you, and a dedicated, expert conveyancer. Ask us for further information today.

MORTGAGES

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE

Exclusive deals are made available to Embrace Financial Services by PRIMIS Mortgage Network, to which Embrace Financial Services are an Appointed Representative

Davis Tate is an Introducer to Embrace Financial Services. Embrace Financial Services is an Appointed Representative of PRIMIS Mortgage Network, a trading name of First Complete Ltd, which is authorised and regulated by the Financial Conduct Authority for mortgages, protection insurance and general insurance products.

LETTINGS and MANAGEMENT

We offer a complete range of services for Landlords, from fully managed lets to advertising only. Each Landlord who chooses full management has a personal Property Manager and all our fees are based on a 'no let - no fee' basis.

DISCLAIMER

These particulars are a general guide only. They do not form part of any contract. Services, systems and appliances have not been tested. Other important information which you need to know about this property can be found at davistate.com

BUYERS INFORMATION

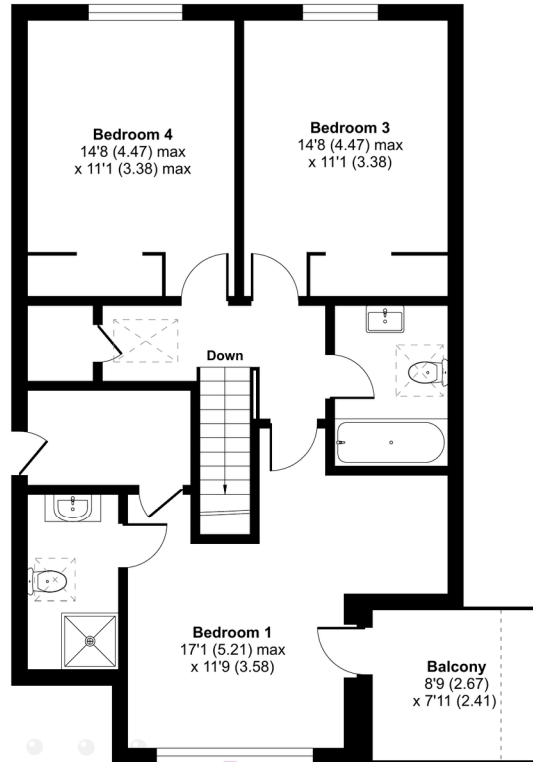
To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £60 including VAT for this (for the transaction not per person), payable direct to Lifetime Legal. Please note, we are unable to issue a memorandum of sale until the checks are complete.

REFERRAL FEES

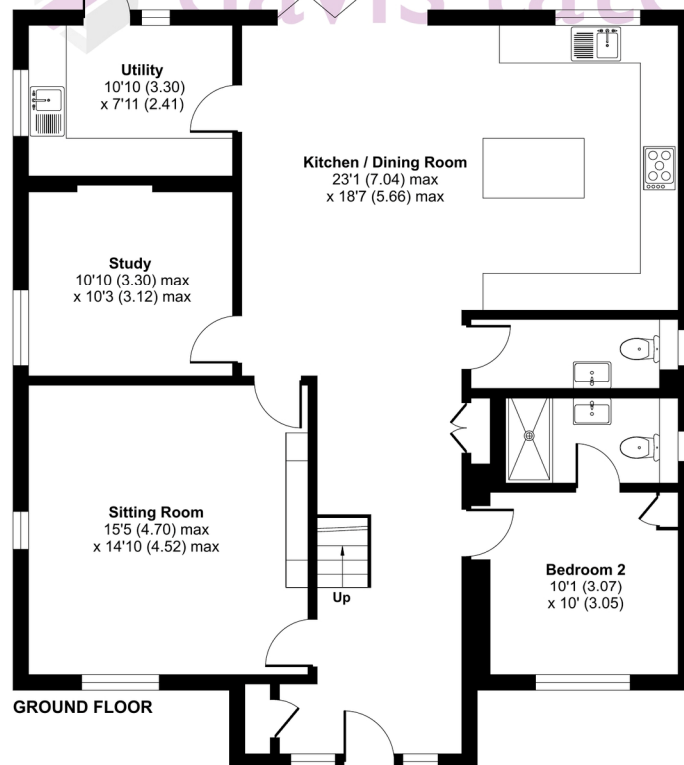
We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Davis Tate.

Approximate Area = 2036 sq ft / 189.1 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Davis Tate. REF: 1104202