



Picturesque Grade II listed cottage

Naylesbridge Cottage, Church Road, Blewbury, Oxfordshire OX11 9PY

Freehold with vacant possession on completion





Kitchen/breakfast room • sitting room • garden room
 • family room/study • utility/boot room • cloakroom
 • principal bedroom suite • 3 further bedrooms • family
 bathroom • double garage • greenhouse • woodstore
 • Approximately 0.5 acres

Directions

From Oxford take the A34 south. Turn off at the Milton Interchange following the A4130 towards Wantage for approximately 2 miles. Take the first exit off the Rowstock roundabout onto the A417. Remain on the A417 until you enter the village. Turn left onto South Street. After a short distance turn left into Church Lane. As the lane forks sharply right turn left. Take the second driveway on the right. Naylesbridge Cottage is the first on the left.

Situation

Didcot Parkway (London Paddington from 42 mins) 4.2 miles, Moulsoford 5 miles, Wallingford 6.5 miles, Abingdon 10 miles, Oxford 19 miles, central London 60 miles, Heathrow (Terminal 2) 49 miles. (Distances and times are approximate)

Blewbury is a pretty village, well situated for easy access to Oxford and London. It boasts a local pub, pre-school and primary school, farm shop, recreation ground, Post Office and cricket club with numerous footpaths and bridleways to enjoy.

There is a wide variety of schools in the area, both state and private, including Didcot Girls, St Birinus, Moulsoford, Cranford House,

the Europa School as well as the highly regarded schools in Abingdon and Oxford.

Description

With its quintessential chocolate box charm, Naylesbridge Cottage is a delightful family home. The entrance porch opens to both the kitchen/breakfast room and the dual aspect sitting room with its large open fire with original bread oven and characterful beamed ceiling. A door leads on to the light filled garden room with full height glazed sliding doors to the south and east facing aspects that open to the garden. Stairs lead up and down to connect with the kitchen with its open fire, Aga range cooker, painted wooden units under granite worktops, parquet and slate flooring and beams. A good sized family room/study is situated beyond the kitchen, off the rear hallway with French doors onto the garden, parquet flooring and bookshelves to one wall. There is also a utility/boot room and a cloakroom at the rear of the property.

Stairs wind up from the rear hallway to the principal bedroom suite with a triple aspect bedroom, dressing room and shower room. A second staircase, off the kitchen, splits and leads up to two bedrooms one way,



both with fitted cupboards and beams and a bedroom and family bathroom the other.

Outside

Approached via a shared private lane, owned by Naylesbridge Cottage, the property sits in an attractive and generous garden with a stream running through it. The garden, mostly laid to lawn, is bordered by mature trees and hedging and a thatched wall. An old brick laid terrace and paths surround the house. There is a double garage with storage above and a large woodstore and a greenhouse.

Note

A lapsed planning proposal was granted to provide a further bedroom and bathroom over the garden room. Also to demolish the existing garage and construct a new larger double garage connected to the house with room(s) over as guest bedrooms or workrooms

Services

All mains services connected.
Gas central Heating.

Tenure

Freehold with vacant possession on completion.

Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

Viewing

Strictly by appointment with Savills.





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Approximate Area 215.8 sq m / 2323 sq ft (Excluding Void)

Garage 27.4 sq m / 295 sq ft

Total 243.2 sq m / 2618 sq ft



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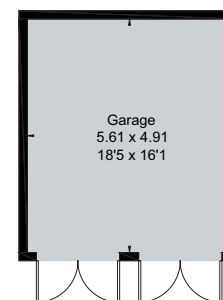
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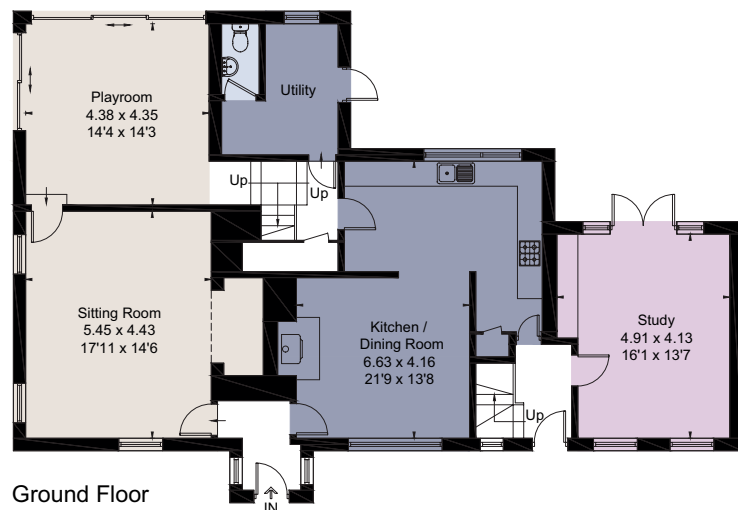
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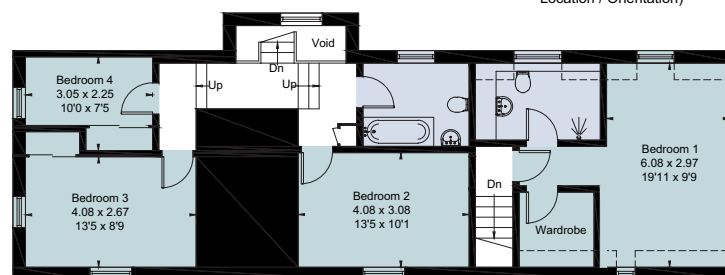
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(Not Shown In Actual
Location / Orientation)



Ground Floor



First Floor

For identification only. Not to scale. © 210419CEW

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