



Grahame Close, Blewbury OX11 9QE



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A beautifully presented and extended town house with superb accommodation arranged over 3 floors: set in the corner of this small development with a lovely aspect over a green to the front.

The property comprises 3 double bedrooms and 2 bathrooms over the 1st and 2nd floors whilst the living space includes a sitting room with fireplace, a 16' kitchen/breakfast room opening to a 14'6 family room with bi-fold doors to the garden.

Outside there is a secluded southwest facing garden with a parking area at the rear.

This sought after village is nestled in an Area of Outstanding Natural Beauty, it has Didcot Parkway train station just 4 miles away and the A34 junction 3.6 miles, giving access to both Oxford, Newbury and the M4.



Tenure - Freehold

Enclosed Entrance Porch: Double glazed window, tiled floor and down lighter.

Inner Hall: Tiled floor, radiator, stairs to landing.

Sitting Room: Large picture window to the front, brick fireplace with wood mantel and slate hearth with adjacent log store. Wood floor, radiator, under stairs storage cupboard. French doors to:

Kitchen/Breakfast Room: Range of storage units with worktops and breakfast bar and a white sink. There is an integrated gas hob, double electric oven, extractor hood and dishwasher. Tiled floor, radiator, and downlighters. Open way and servery to:





Family Room: Bifold doors open to the garden, radiator, tiled floor and downlighters.

Stairs to First Floor Landing: Cupboard housing Megaflor Flow hot water tank, window to front, radiator.

Bedroom 2: Picture window to the rear, radiator.

Bedroom 3: Picture window to the front, radiator.

Bathroom: White 3-piece suite including a P-bath with shower and screen, tiling, tiled floor, radiator, window.

Stairs to Second Floor: Velux window.

Bedroom 1: Velux windows to the front and rear, extensive range of fitted wardrobes, eaves cupboard and radiator.

Ensuite Shower Room: White 3-piece suite including a tiled shower cubicle, Velux window, tiled floor, eaves cupboard housing gas boiler.

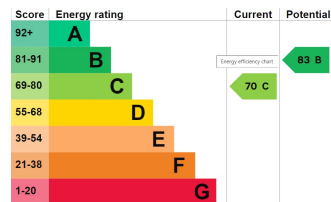
Outside:

To the Front: Path to front door with a pebbled front garden in with a shrub and flower bed.

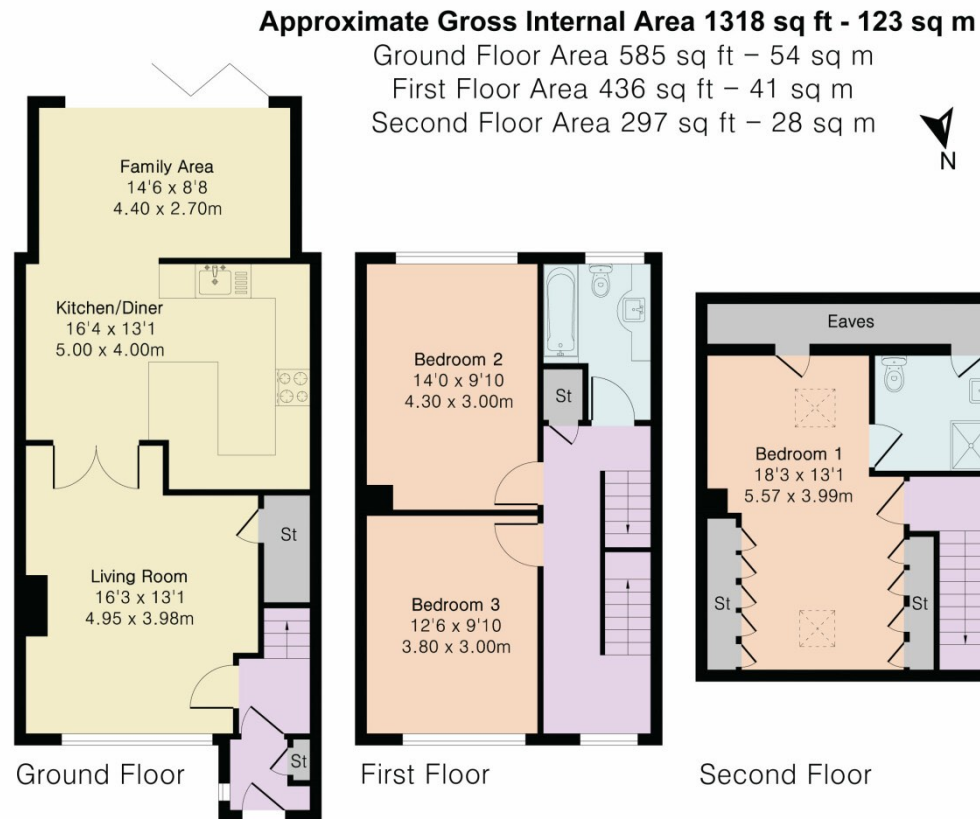
Rear Garden: With patio terrace leading to an area of lawn, flower borders enclosed by timber fencing with a gate to the parking at the rear.



Directions: Leave Wallingford on the Reading Road, proceed straight across the roundabout continuing on the Reading Road/A329. After 2.2 miles, after the traffic lights over the bridge, turn right onto Halfpenny Lane. Follow this to the T-junction and turn right onto A417. Follow this for 3.2 miles into Blewbury village and turn right onto Westbrook Street. Grahame Close 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.



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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