



West Wynds • Westbrook Street • Blewbury



## West Wynds • Blewbury • Oxfordshire

A 3-bedroom detached bungalow, set on a sleepy lane, in the heart of this pretty downland period village.

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1,722 sq ft / 160m<sup>2</sup>  
(all measurements are approximate)

Didcot 3 miles • A34 4 miles • Wallingford 5 miles • Pangbourne 10 miles • M4 (jct 13) 11 miles • M4 (jct 12) 14 miles  
(all distances/timings approximate)

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Your attention is drawn to the important notice on page 7







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& Daughter**

The Country Agent





West Wynds is set high above the lane, near a number of period cottages and modern houses, well away from the main road. The property needs TLC, and could be the subject of modernisation, extension, or replacement dwelling (subject to LAPP).

Within easy walking distance of the primary school, village pubs, recreation grounds, a small convenience store at the garage, and Savages, a superb farm shop, which also has a nursery, florist, pop-up bakery, and café serving breakfast, lunch, and afternoon tea, creating an excellent meeting place.

The village is in an area of outstanding natural beauty, surrounded by beautiful countryside, giving delightful walks.

**Summary of accommodation:** Reception hall, sitting room, kitchen/breakfast room, garden room, 3 bedrooms, bathroom, utility room.

Detached double garage.

Detached timber outbuilding, replacement double glazed window and door, light, and power.

Detached part brick, part timber outbuilding with two rooms, power, light, and WC.

**Gardens:** Large gardens mainly laid to lawn. Entrance drive and parking area. Double garage

**Note.**

New roof in 2022

Replacement windows throughout the house in 2008/09

New garden room in 2008/09

**Local facilities:** Blewbury is set within the Downlands, close to the historic Ridgeway Path. This is wonderful walking and equestrian country, with many footpaths and bridle paths surrounding the village.

Part of the North Wessex Downs Area of Outstanding Natural Beauty, the village has an historical centre, with a beautiful church, village primary school and public houses. Savages is an excellent farm shop and garden centre with café, and a small convenience store at Blewbury garage. There is a village recreation ground with tennis and cricket clubs, the village also boasts a golf driving range, and Tickers Folly Field, a play space for older kids. There is a very active community, with events, and groups meeting throughout the year.

All the supermarkets are represented in neighbouring towns. Wallingford is a fine old market town on the River Thames with lots of specialist shops and restaurants. Didcot has been rejuvenated with a new shopping centre, multiplex cinema, and restaurants.



Didcot Parkway has a mainline train station is an easy drive away, with a train journey to London Paddington taking approximately 45 minutes and Oxford approximately 12 minutes. Easy access to the A34, M40 and the M4.

**Schools:** There are excellent schooling facilities within the area including the highly regarded primary school at Blewbury. The village is inside the catchment area for Didcot Girls School which is Ofsted rated as outstanding.

Easy access to Cranford House, Moultsford Preparatory School for boys, Wallingford School for secondary education, Fir Tree School for 7-11 age group, St John's Primary School, St Nicholas Nursery School, The Oratory School and The Oratory Prep School, Bradfield College, and Pangbourne College.

**Post Code:** OX11 9QA

**What3words:** advantage.firework.badge

**Tenure:** Freehold

**Some material information to note:**

Mains electricity, water, drainage, gas

Gas central heating - Potterton Gold boiler

Water softener

Driveway parking and a detached double garage

Accessibility; step free access from the street to the inside of the property

No broadband connected.

Mobile signal is dependent on provider. Please refer to [signalchecker.co.uk](http://signalchecker.co.uk)

This is a very low-risk flood area

Property construction is brick under a tiled roof

It is not within a conservation area

It is not a listed building

There are no Tree Preservation Orders

The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

**EPC Rating:** D

**Local Authority & Council Tax Band:** South Oxfordshire, Band E

**Fixtures and fittings:** Only those mentioned in these sales particulars are included in the sale.





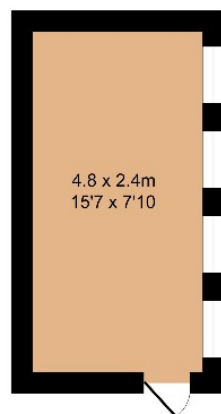


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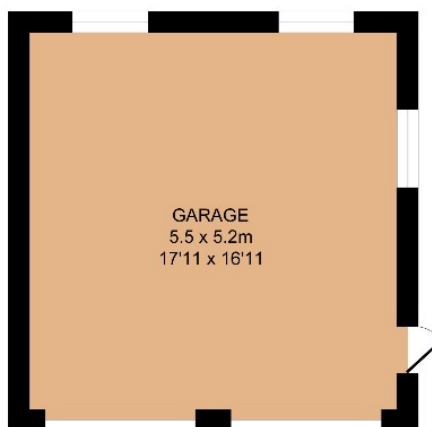




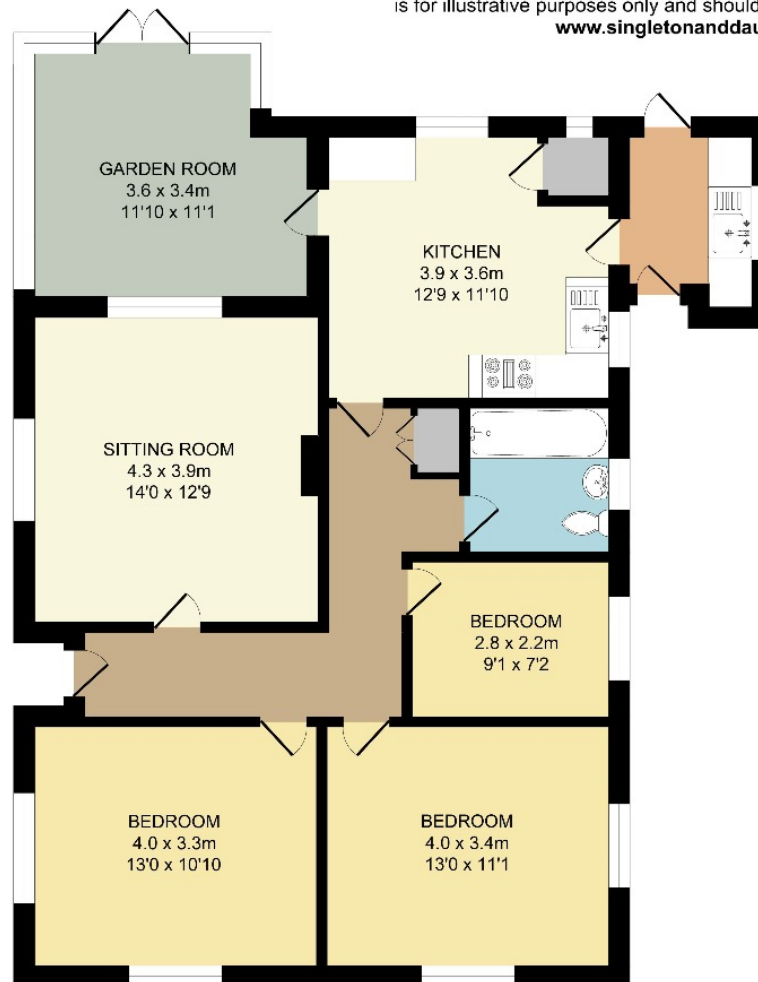
TOTAL APPROX. FLOOR AREA 160.0 SQ.M. (1722 SQ.FT.)  
All measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such. Not to scale.  
[www.singletonanddaughter.co.uk](http://www.singletonanddaughter.co.uk)



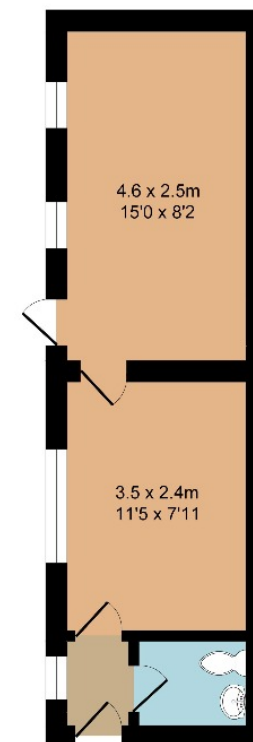
OUTBUILDING 1 APPROX. FLOOR  
AREA 11.0 SQ.M. (118 SQ.FT.)



GARAGE APPROX. FLOOR  
AREA 28.0 SQ.M. (301 SQ.FT.)



MAIN HOUSE APPROX. FLOOR  
AREA 98.0 SQ.M. (1055 SQ.FT.)



OUTBUILDING 2 APPROX. FLOOR  
AREA 23.0 SQ.M. (248 SQ.FT.)

**IMPORTANT NOTICE:** Dudley Singleton & Daughter for themselves and for the vendors of this property, whose agents they are, give notice that:

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers, and do not constitute part of an offer or contract. No responsibility is assumed for the accuracy of individual items. We relied upon our own brief inspection and information supplied to us by the vendors. (i) The description, including photographs of the property and its contents, are intended to be a guide only rather than a detailed and accurate report and inventory. (ii) Floor plans, measurements, areas and distances are intended to be approximately only. (iii) Prospective purchasers are strongly advised to check measurements. The position of bathroom fittings as shown on the plan is indicative only – sizes, shapes and the exact locations may differ. Wall thickness, together with window and door sizes are approximate only and window and door openings are shown without frame details. (iv) Photographs are not necessarily comprehensive or current and no assumption should be made that any contents shown in them are included in the sale. 2. All descriptions, dimensions, references to condition and necessary permission for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them: 3. No person in the employment of Dudley Singleton & Daughter has any authority to make or give any representation or warranty whatever in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. **FIXTURES AND FITTINGS:** The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for their purpose. The buyer is advised to obtain verification from their Solicitor or surveyor.







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Viewing by arrangement with vendor's agent; Singleton & Daughter 1 Station Road, Pangbourne, Berkshire, RG8 7AN

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