



Gables End
London Road, Blewbury, Oxfordshire
OX11 9PB



JAMESGESNER
- ESTATE AGENTS -



**Gables End
London Road
Blewbury
Oxfordshire
OX11 9PB**

OIEO £400,000 FREEHOLD

A rare opportunity to acquire an exceptional three-bedroom, two-bathroom barn conversion, positioned within the ever-desirable village of Blewbury, where period charm and contemporary comfort are so effortlessly combined. This beautifully curated home immediately impresses with its sense of space and character.



The principal reception room is a standout feature: a generous sitting room rich in atmosphere, showcasing exposed brickwork, original beams, and a striking wood-burning stove, creating a wonderfully inviting focal point.

The kitchen is thoughtfully designed in a Shaker style, complete with a classic butler sink and quality fittings, flowing naturally into a bright and airy dining area. Here, French doors open onto a thoughtfully landscaped, low-maintenance garden, ideal for both relaxed outdoor living and entertaining, while also providing access to the single garage.

Upstairs, the property continues to deliver, offering three well-proportioned bedrooms. The principal suite benefits from a stylish ensuite, while a further modern shower room serves the remaining accommodation with ease.

Externally, the property enjoys a private garden space, a single garage, and off-street parking for two vehicles, an increasingly valuable asset in such a sought-after village setting.

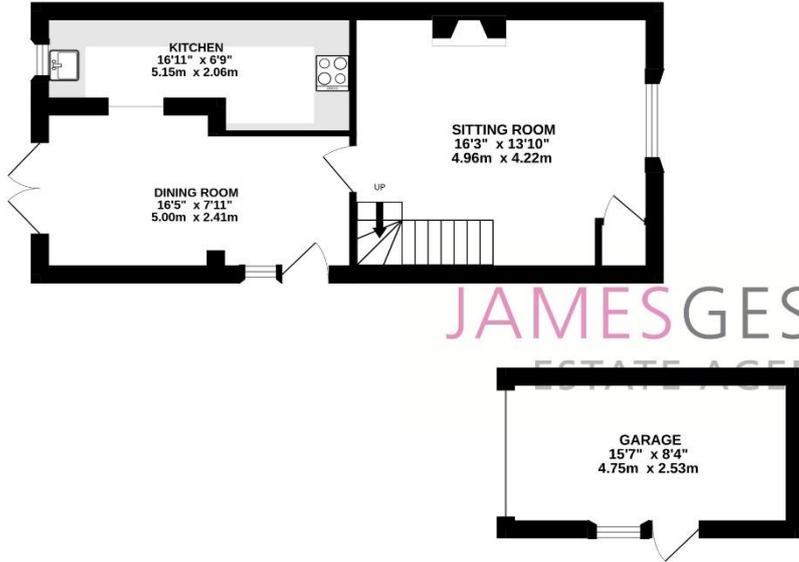
Blewbury itself is one of South Oxfordshire's most cherished villages, set at the foot of the Berkshire Downs and offering a thriving community atmosphere. Amenities include a well-regarded primary school and nursery, a village garage with convenience store, an excellent farm shop, two popular inns, and a community Post Office. The village is particularly known for its vibrant social scene, with a wide array of clubs and societies.



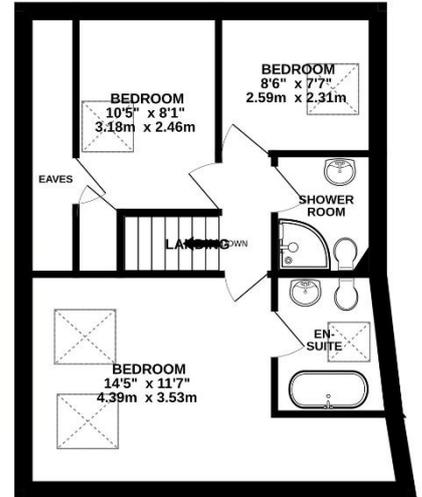
For wider needs, Didcot lies just four miles to the north, providing extensive shopping and leisure facilities, as well as a mainline railway station with fast services to London Paddington in approximately 45 minutes, making this an ideal location for both commuters and those seeking a refined village lifestyle.



GROUND FLOOR
596 sq.ft. (55.4 sq.m.) approx.



1ST FLOOR
505 sq.ft. (46.9 sq.m.) approx.



JAMESGESNER
ESTATE AGENTS -



TOTAL FLOOR AREA : 1101 sq.ft. (102.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 62026

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 Plus) A			
(81-91) B			82
(69-80) C		67	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



JAMESGESNER
- ESTATE AGENTS -

James Gesner Estate Agents
72 Broadway Didcot, Oxon OX11 8AE
t: 01235 519888
t: 01491 522222
www.jamesgesner.co.uk info@jamesgesner.co.uk