



DOUGLAS & SIMMONS



6, Grahame Close, Blewbury
Didcot, Oxfordshire

6 Grahame Close, Blewbury, Didcot, Oxfordshire, OX11 9QE

Guide Price £375,000 Freehold

A much loved three double bedroom family home coming to the market for the first time since 1989, situated in this highly sought-after downland village. The property is offered for sale with the benefit of no ongoing chain.

- 3 double bedrooms (loft converted) • End of chain • Large L shaped living/dining room • Low maintenance rear garden and pretty front garden • Study space (the original 3rd bedroom) • Garage in block to the rear • Eaves storage space • First floor wet room



LOCATION

Set at the foot of the beautiful Berkshire Downs, Blewbury is one of Oxfordshire's most sought-after villages—offering an idyllic blend of rural charm and modern convenience. Characterised by its picturesque, thatched cottages, winding lanes, and natural springs, Blewbury has a welcoming community and a timeless English village atmosphere. Perfectly positioned for commuters, Blewbury lies just three miles from Didcot Parkway station, with direct rail links to London Paddington in under 45 minutes. The nearby A34 provides easy access to Oxford, Newbury, and the M4 corridor. The village benefits from a well-regarded primary school, an active village hall, and a range of local amenities including a community-run shop, pub, and tearoom. Offering both charm and convenience, Blewbury is the perfect choice for those seeking village life within easy reach of town and city connections.

DESCRIPTION

A much loved three double bedroom family home coming to the market for the first time since 1989, situated in this highly sought-after downland village. The property is offered for sale with the benefit of no ongoing chain.

The property has previously benefitted from a loft conversion to provide three double bedrooms overall. The loft room has further ample eaves space which could be incorporated to increase the size of the top floor further. The original third bedroom provides a useful study landing area giving access to the loft room. There is also a large modern shower room/wet room located on the first floor.

To the ground floor there is a spacious 'L' shaped living/dining room with feature fireplace, opening through to a well fitted kitchen area. Double glazed French doors to the rear allow plenty of light into the property and open out to a private low maintenance rear garden.

The property further benefits from double glazing, electric heating, and a pretty front garden. There is also convenient access to the garage located in a block immediately to the rear of the house.

EER-D

SERVICES

Mains electricity and water connected. Electric heating.

FLOOR AREA

1378.00 sq ft

Vale of White Horse District Council
COUNCIL TAX BAND C



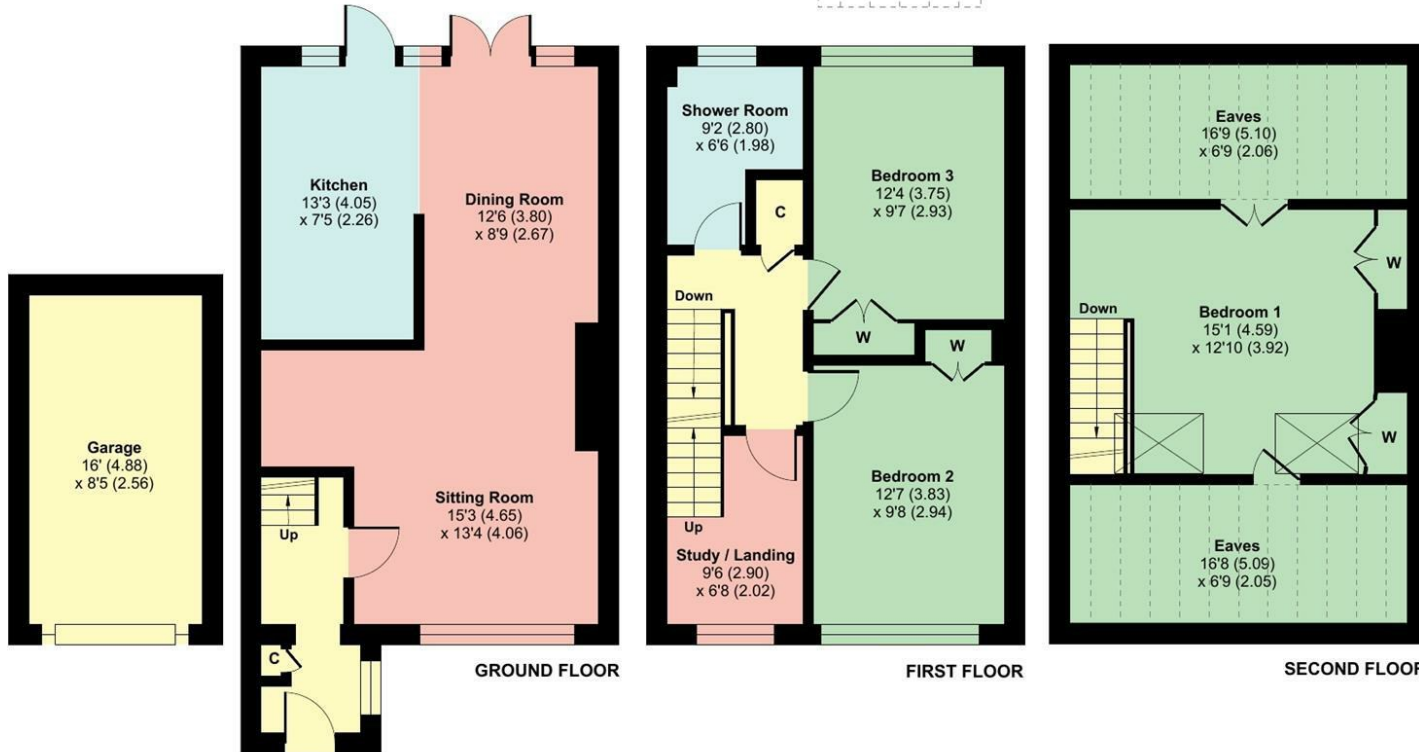
Grahame Close, Didcot, OX11 9QE

Approximate Area = 1126 sq ft / 104.6 sq m
 Limited Use Area(s) = 234 sq ft / 21.7 sq m
 Garage = 134 sq ft / 12.4 sq m
 Total = 1494 sq ft / 138.7 sq m
 For identification only - Not to scale



Garden
 Approximate
 21'10" (6.65)
 x 18'5" (5.61)

Denotes restricted
 head height



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	64	74
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

DIRECTIONS TO OX11 9QE

what3words:///tape.duet.surviving

Other Material Information:

- Ofcom checker indicates that mobile availability is good outdoor and variable in home for EE, Three and Vodafone with good availability outdoor for O2
- Ofcom checker indicates Standard, Superfast, and Ultrafast broadband is available at this property
- Government Portal shows this area as low flood risk
- We are unaware of any planning permissions that could negatively affect the property

Notice is given that all curtains, carpets, blinds, equipment, light fittings and fixtures, fitted or not are deemed to be removable by the Vendor unless specifically itemised in the sales particulars.

Important Notice

Douglas and Simmons for themselves and for the Vendors of this property, whose agents they are, given 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. Prospective purchasers and lessees ought to seek their own professional advice.
2. All descriptions, dimensions, areas, reference to condition and necessary permissions 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 Douglas and Simmons has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Douglas and Simmons, nor enter into any contract 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.
5. All measurements are approximate. **GRD Grahame Close 11/2025**

While we endeavour to make our sales particulars accurate and reliable if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Viewing strictly by appointment with the agents
 Douglas and Simmons



25 Market Place
 Wantage
 Oxfordshire
 OX12 8AE
 Tel: 01235 766222
 email: sales@douglasandsimmons.co.uk
 www.douglasandsimmons.co.uk



26 Market Place
 Wantage
 Oxfordshire
 OX12 8AE
 Tel: 01235 766222
 email: lettings@douglasandsimmons.co.uk
 www.douglasandsimmons.co.uk



From time to time we re-use photographs of sold properties for advertising and marketing purposes. Upon purchasing a property, if you would prefer us not to use photographs of your new home, we are obliged to ask you to inform us in writing.

