



Heath Lane, Bladon, OX20 1RZ

£800,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

We are delighted to offer this double fronted detached chalet bungalow having been a much loved home and offering deceptive and well presented accommodation which is located towards the end of this no-through road on the outskirts of this highly sought-after village just outside Woodstock and backing directly onto open fields to the rear. At the front of this attractive property is a arched storm porch which leads to a good size hallway with doors to 3 double bedrooms and a family bathroom. An additional door leads to an impressive bay window lounge with feature fireplace and double doors leading to a dining area with access to a sun lounge/family area with twin doors leading to the side and front with view over a fish pond with waterfall. A modern kitchen/breakfast room with granite work tops and built-in appliances, giving access leading to a good size utility and a modern shower room. A staircase from the dining area leads upstairs to an impressive master bedroom which is triple aspect and enjoys a Juliet balcony with far reaching views over open fields along with a walk-in wardrobe and en-suite modern bathroom. Outside the property sits on a plot of approximately just under 1/4 acre with mature hedging providing privacy and a good size single garage along with driveway parking for several cars . An internal inspection is strongly recommended.



Additional information to note:

- Gas combination boiler heating to radiators and all mains services connected.
- OFCOM checker indicates, standard to superfast broadband is available at the property.
- OFCOM checker indicates that there is limited mobile voice and data with EE & Vodaphone, none with Three and only likely voice with O2 indoors with likely mobile voice and data with all networks outside.
- EPC Rating: C Council Tax Band: E



Key Features

- Detached Chalet Bungalow
- Double Fronted
- 4 Double Bedrooms
- 3 Bathrooms
- Modern Kitchen
- 0.22 of Acre Plot
- Good Size Garage
- Backing onto Fields
- No Chain
- Strongly Recommended for Viewing

The Location

Bladon

Historic Bladon is located approximately 2 miles from Woodstock with many quaint cottages. The Village is named after the river Evenlode which was originally the Bladene. Its history goes back to a Roman settlement in the third century and it is recorded in the Domesday Book in 1086 under the name of Blade. The later history of Bladon includes quarrying of limestone which was used in many of the great buildings of Oxford. St Martin's Church is a Victorian reconstruction of 1894 on the site of an earlier church rebuilt in 1801 and is now famous for the grave of Sir Winston Churchill. Residents of Bladon also have the benefit of a free walking pass into the grounds of Blenheim Palace.

Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Approximate Gross Internal Area 2249 sq ft – 209 sq m
Ground Floor Area 1570 sq ft – 146 sq m
First Floor Area 679 sq ft – 63 sq m



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