



MANOR  
OXFORD





A light and spacious three-bedroom cottage situated in the heart of Bladon Village. Surrounded with charm and character, along with offering easy access to Blenheim Palace grounds.







The living accommodation throughout is practical and naturally creates flexibility. The ground floor is well suited to a number of modern day buying criteria. The accommodation comprises a welcoming entrance hall with a useful cloakroom. Character features complement the living area, where as the modern yet open aspect kitchen diner naturally flows onto a private landscaped garden.

The next two floors serve the office and main bathroom. There are three generous bedrooms, with some offering the added benefit of high specification fitted storage.

The cottage offers a secluded setting. There is driveway parking to the rear for up to two cars. Allowing easy access into the rear landscaped garden.

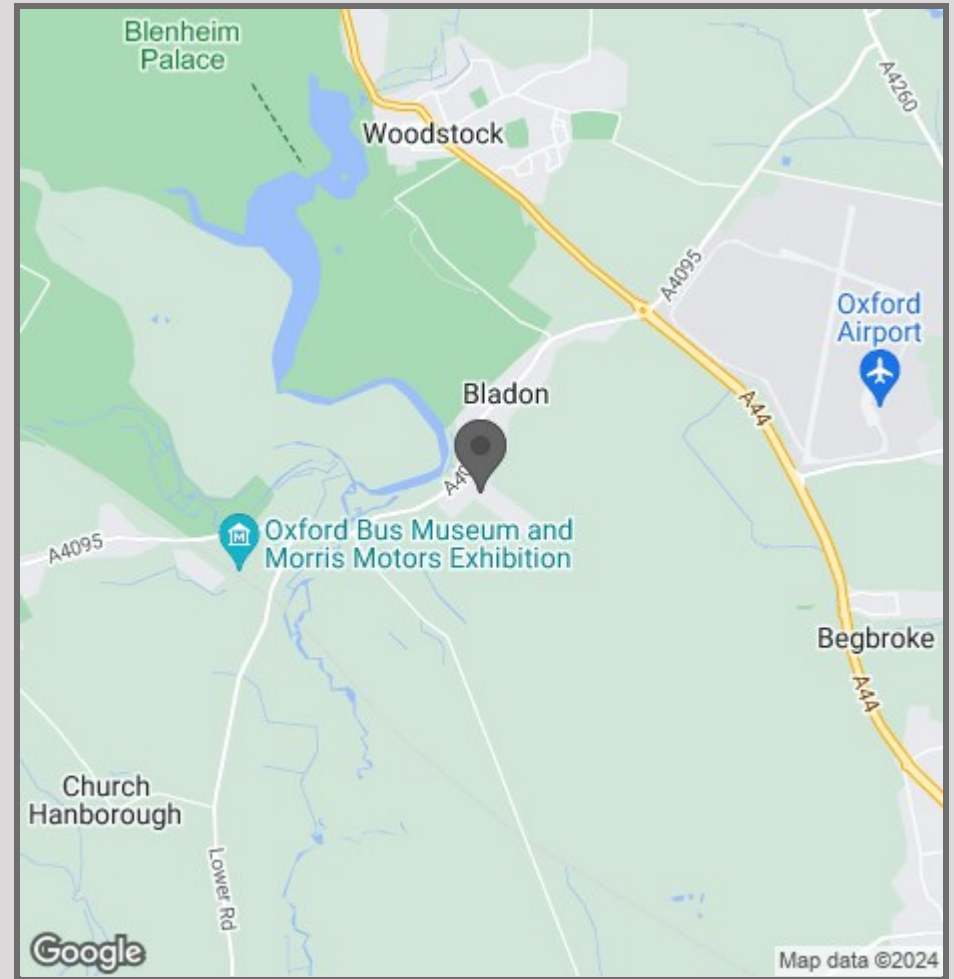
Bladon is a highly favourable location within West Oxfordshire. Boasting a thriving sense of community, there is a primary school, The White Horse Pub, that is now owned by the residents. Fantastic transport links include regular bus services offering access to Long Hanborough, Witney, and Oxford. Nearby, there are two main-line train stations that are also easily accessible: Oxford Parkway and Hanborough Station. Blenheim Palace Estate is to be enjoyed, with many entry points for lifestyle benefits nearby.







- Grade II listed
- Three bedrooms
- Off-street parking
- Private South-West facing garden
- Thriving village location
- Amenties nearby
- Train station nearby
- Blenheim Palace nearby
- Estelle Manor nearby
- Soho Farmhouse nearby



57 Victoria Road  
Oxford  
OX2 7QF

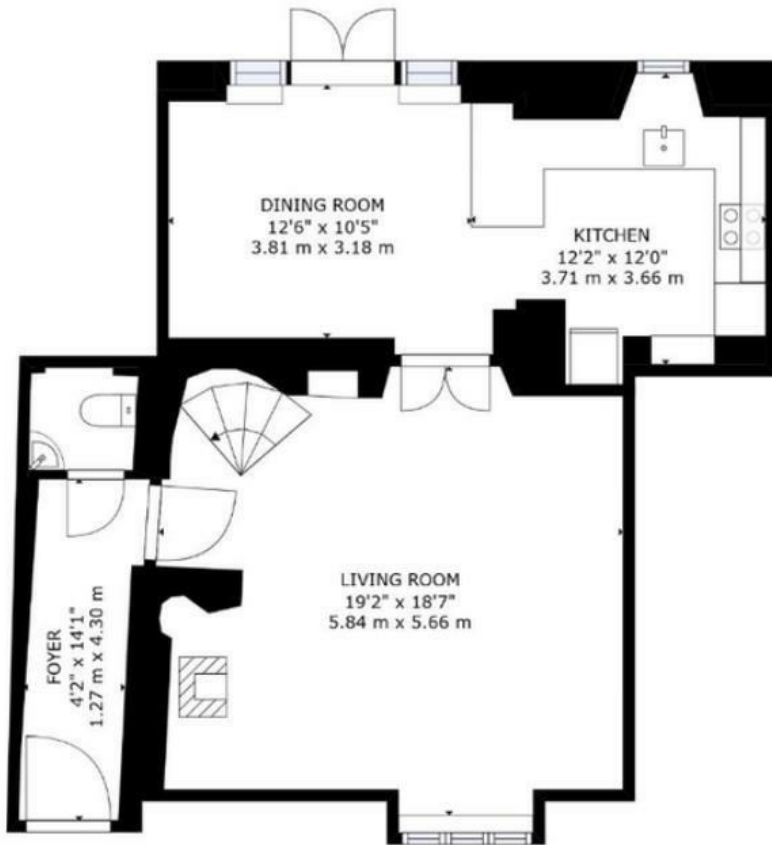
01865 955500

[hello@manoroxford.com](mailto:hello@manoroxford.com)

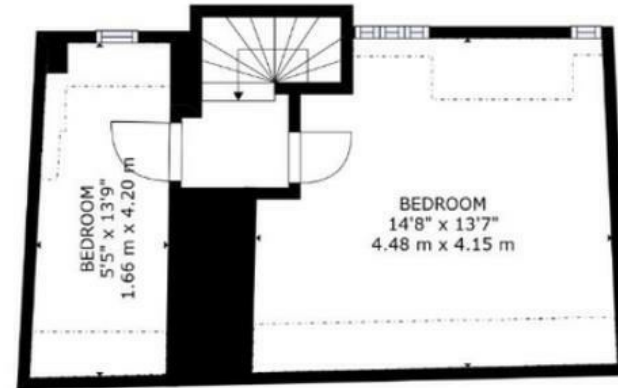
[www.manoroxford.com](http://www.manoroxford.com)



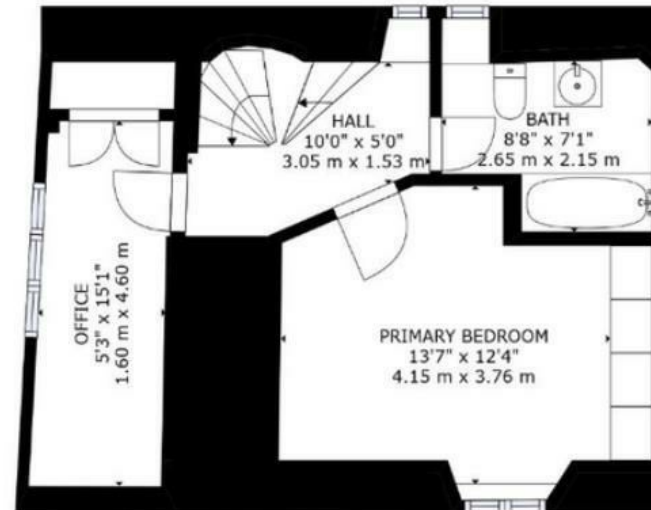
MANOR  
OXFORD



FLOOR 1



FLOOR 3



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1: 722 sq. ft, 67 m<sup>2</sup>, FLOOR 2: 439 sq. ft, 41 m<sup>2</sup>  
 FLOOR 3: 257 sq. ft, 24 m<sup>2</sup>, EXCLUDED AREAS:  
 REDUCED HEADROOM BELOW 1.5M: 71 sq. ft, 7 m<sup>2</sup>  
 TOTAL: 1418 sq. ft, 132 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





MANOR  
OXFORD