



Connells

Church Street
Bladon Woodstock

Church Street Bladon Woodstock OX20 1RS

for sale
£460,000



Property Description

This charming two bedroom period cottage is situated at the heart of the popular village of Bladon, a few minutes' walk from one of Britain's finest world heritage sites, Blenheim Palace and its stunning grounds.

Boasting an array of period features, the property offers beautiful characterful yet well-proportioned living accommodation. The ground floor opens into an attractive reception room with wood burning stove and timber beams. The kitchen is modern and features plenty of storage space and room for appliances and even a dining room table and is set to the rear of the property where a good flow of natural light and direct access to the garden are both afforded by the double doors to the rear. There is then a door in the kitchen which offers access to the first floor which is home to two double bedrooms and a family bathroom.

Bladon is a popular village with a strong community spirit and the village has allotments and a 'rural' sports area complete with tennis court, football pitch, adventure playground and outdoor gym. There are lovely walks across farmland and through bluebell woods and residents can apply for a walking pass for Blenheim Park.



The rear garden is fully enclosed and is surprisingly spacious for a property of this type in this sought after village. There is a pathway and as you walk along you will find a further 'secret' garden with various flower beds, and an area with a patio and nearby seating that we feel is perfect for BBQ's.

Living Room

13' 8" x 12' 6" (4.17m x 3.81m)

Kitchen/Diner

14' 2" x 11' 8" (4.32m x 3.56m)

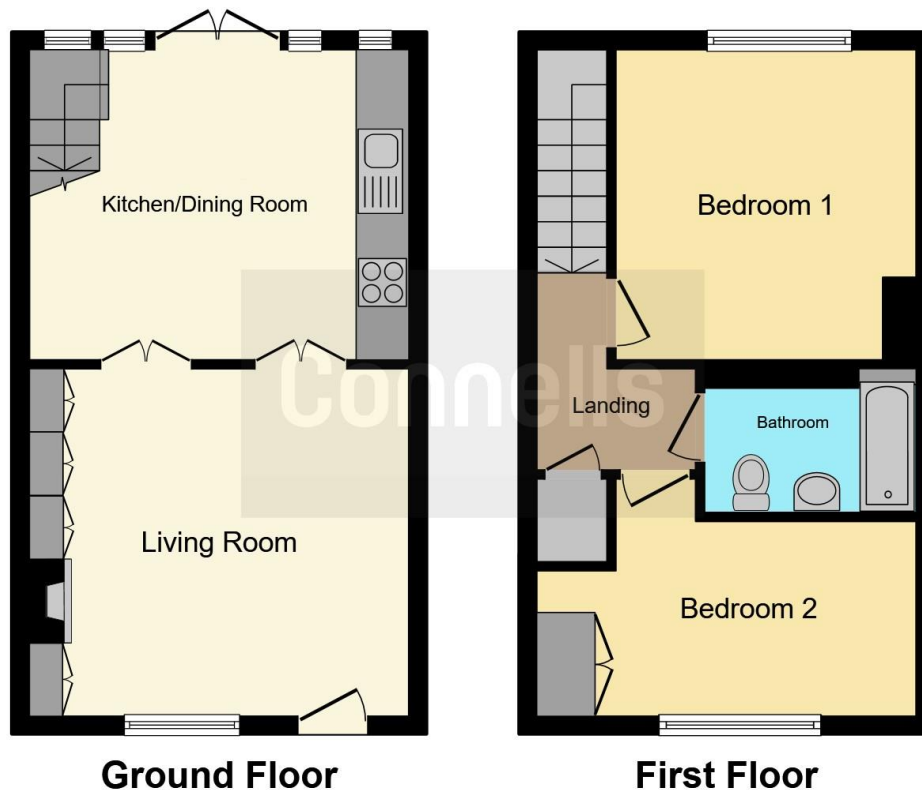
Bedroom One

11' 6" x 10' 11" (3.51m x 3.33m)

Bedroom Two

12' 6" x 9' 6" (3.81m x 2.90m)





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: C Council Tax
 Band: C

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Tenure: Freehold



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