

GROVE ROAD  
BLADON  
OXFORDSHIRE

# 14 Grove Road, Bladon

Oxfordshire, OX20 1RD

A great opportunity to purchase this two bedroom semi detached house in Bladon that benefits from a good-sized garden to the rear and offer great potential to extend and convert (subject to all the relevant planning and building regulations)

You enter from the side of the property where you will find a hallway leading to the living room to the front of the house with exposed stonework and a feature wood burning stove. The kitchen/dining room is to the rear with some fitted cabinets and a window onto the garden. From here there is a hallway with rear access to the garden and a door into a separate utility room. From the living room there are stairs leading to the first floor where there are two double bedrooms and a family bathroom. A number of other properties on the street have done a loft conversion, so this may be possible subject to the relevant regulations.

To the rear there is a large lawned garden area enclosed by hedge and fencing. This does extend to a wildflower garden area where you will also find a useful stone built shed. The front of the property has a further lawned/shrubbed garden area as well as a number of off-street parking spaces for the property.

**Guide Price: £550,000**

 2

 1

 1



Enclosed rear  
Garden

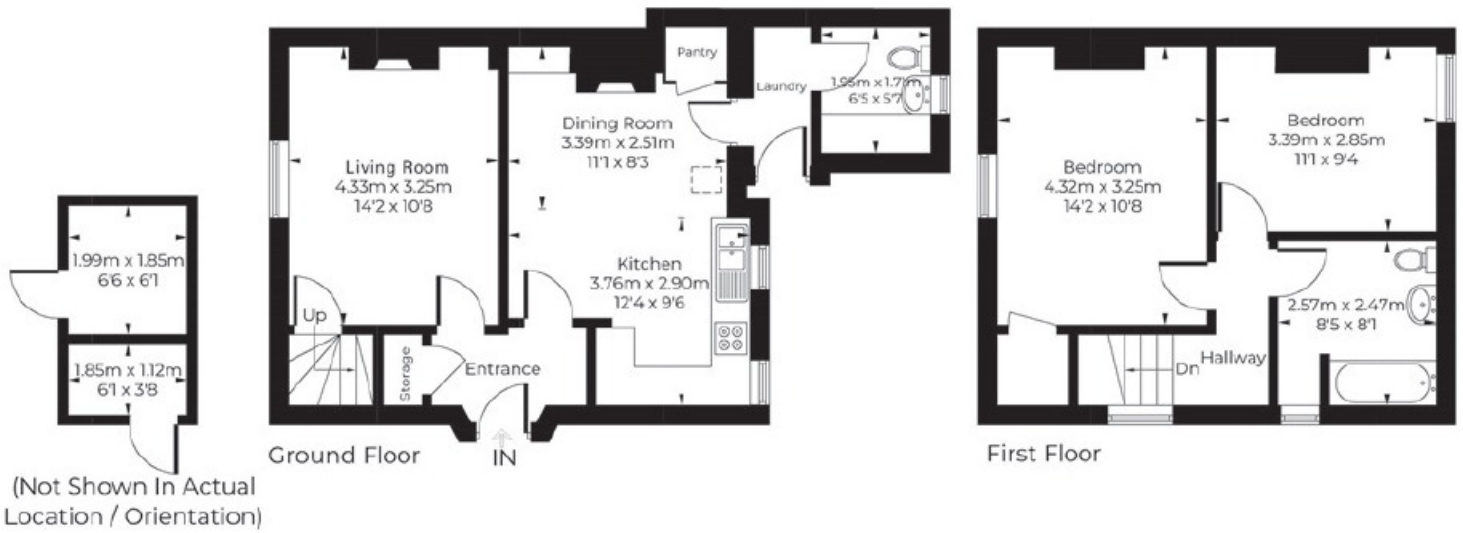








Approximate Gross Internal Area  
 82.2 sq m / 885 sq ft  
 Outbuilding = 6.0 sq m / 64 sq ft  
 Total = 88.2 sq m / 949 sq ft



**Council Tax:**  
Band C

**Parking**  
Off street parking

**Local Authority**  
West Oxfordshire  
District Council

14, Grove Road  
Bladon  
WOODSTOCK  
OX20 1RD

Energy rating  
**D**

Valid until  
**12 March 2029**

Certificate number  
**9178-8005-6287-5761-1980**

IMPORTANT NOTICE: These particulars are for information purposes only and do not in whole or in part constitute or form part of any offer or contract, nor should any statement obtained herein be relied upon as a statement or representation of fact. Breckon & Breckon do not test whether the services connected to the property, heating systems and domestic appliances are in working order. We therefore recommend that the purchaser obtains verification from their surveyor or solicitor. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by the RICS code of measuring practice and should be used as such by any possible purchaser.



# “Location Description”

*Bladon is best known as the burial place of Sir Winston Churchill. The entrance to Blenheim Park lies in the village and provides a 1 mile walk across the Park to Woodstock. Village residents can obtain passes to walk in the park without charge. Bladon has a primary school and a ‘community run’ village pub. A comprehensive range of shopping are available in the local market towns of Woodstock and Witney. There is a bus service to Woodstock, Witney and Oxford and a railway station on the Cotswold Line close by in the neighbouring village of Long Hanborough that is just over 1 mile away. Oxford Parkway rail station, serving both London Paddington and Marlebone.*







## Our network of offices across Oxfordshire

Every office has access to every buyer registered across our network of seven offices.

Sharing a single database of buyers ensures maximum exposure for our clients.

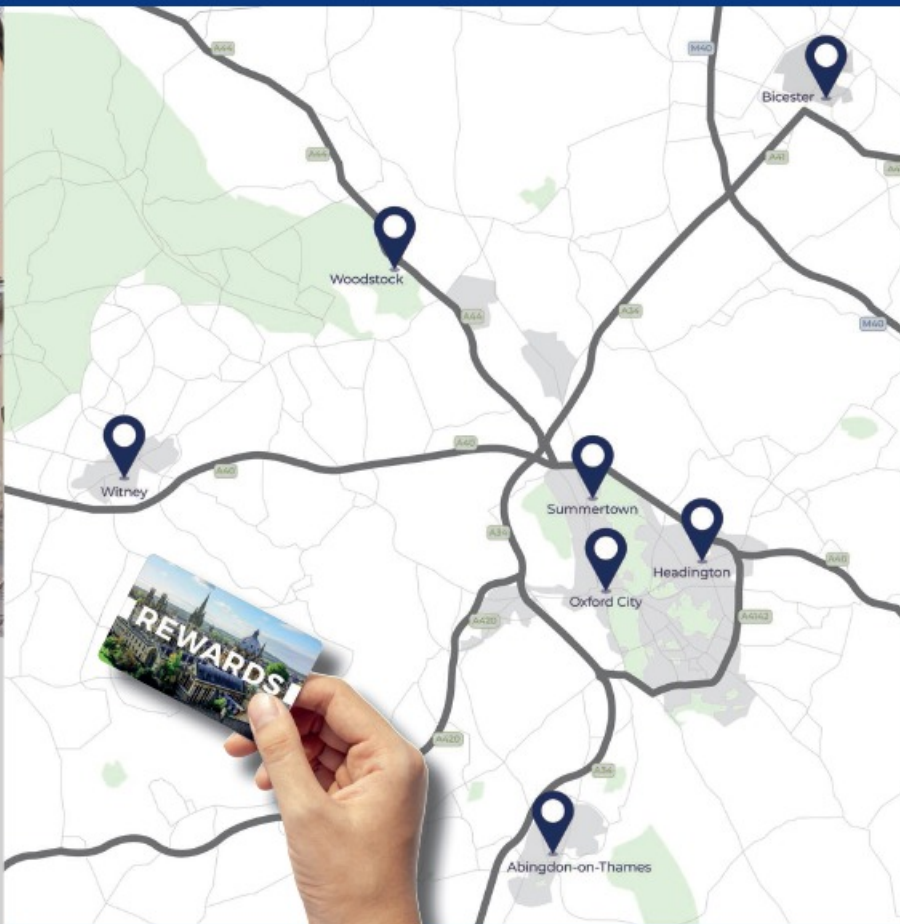
### Woodstock Sales

34 High Street  
Woodstock  
Oxfordshire  
OX20 1TG

t: 01993 811881  
e: woodstock@breckon.co.uk



**FROM LEFT:**  
Martyn Brittain, Phoebe Southgate,  
Cheryl Pearson, Jack Smith



## BRECKON REWARDS

Scan to find out more!



naea  
propertymark

PROTECTED

### Summertown

t: 01865 310300 (sales)  
t: 01865 201111 (letting)  
e: summertown@breckon.co.uk

### Oxford City Centre

t: 01865 244735 (sales)  
t: 01865 201111 (letting)  
e: post@breckon.co.uk

### Headington

t: 01865 750200 (sales)  
t: 01865 763999 (letting)  
e: headington@breckon.co.uk

### Abingdon-on-Thames

t: 01235 550550 (sales)  
t: 01235 554040 (letting)  
e: abingdon@breckon.co.uk

### Witney

t: 01993 776775 (sales)  
t: 01993 899972 (letting)  
e: witney@breckon.co.uk

### Bicester

t: 01869 242423 (sales & letting)  
e: bicester@breckon.co.uk

### New Homes

t: 01865 261222  
e: newhomes@breckon.co.uk

### Land Team

t: 01865 558999  
e: land@breckon.co.uk

### Letting and Property Management

t: 01865 201111  
e: lettings@breckon.co.uk

### Creative Department

t: 01865 310300  
e: creative@breckon.co.uk

Breckon & Breckon

est. 1947