



1, THE HOMESTEAD, BLADON

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1, The Homestead, Bladon, OX20 1XA

Freehold

- EPC Rating C | Council Tax Band F
- Three reception rooms
- Beautifully maintained gardens offering excellent outside entertainment space
- Driveway parking for several cars
- Ideal location of those looking for easy access to the Blenheim Palace grounds
- Detached four-bedroom family home bordering Blenheim Palace grounds
- Versatile layout
- Detached double garage
- Within walking distance of the highly regarded village primary school and community owned pub

This exemplary four-bedroom detached family home sits in a quiet cul-de-sac location within the coveted village of Bladon, providing easy access to Blenheim Palace grounds, one of Britain's finest world heritage sites.

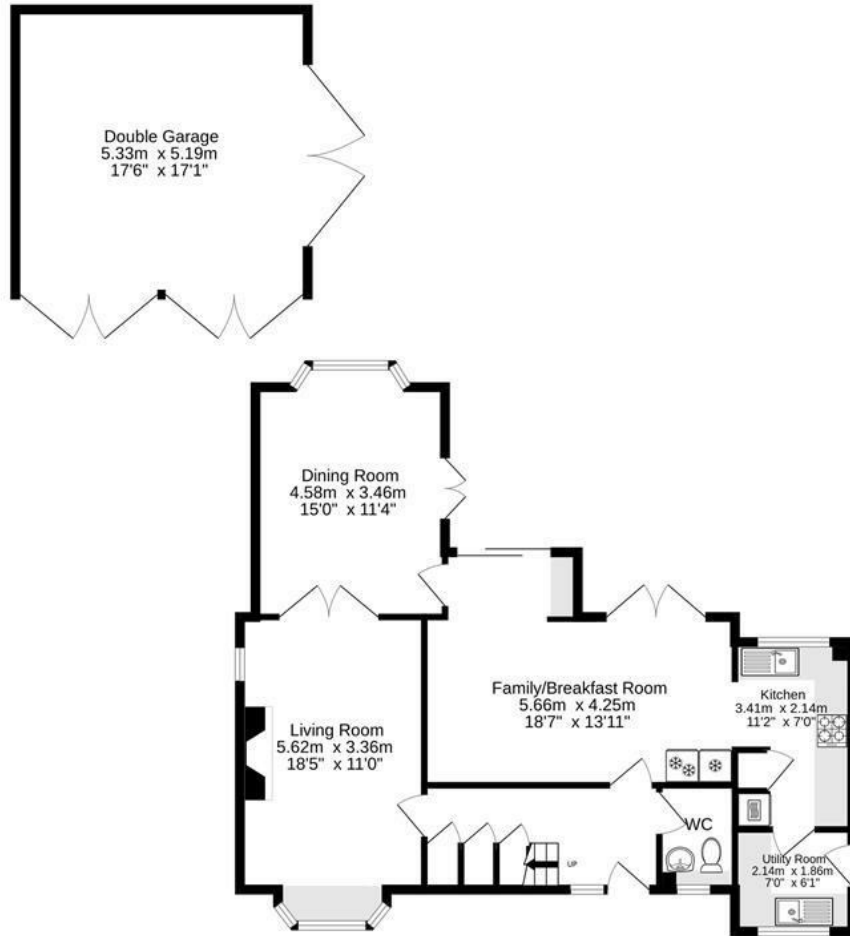
Stylishly refurbished by the current owners, the property is perfectly arranged to suit modern-day family living with a versatile set of internal living spaces unfolding over 1840 Sq Ft across two floors. At the heart of the property is an impressive kitchen/family/entertaining room. Two sets of sliding doors frame the outside space, allowing a wonderful flow of natural light to bathe the home's bold and playful interiors. The well equipped kitchen is fully integrated with a pull out larder and hot water tap. The ground floor further extends to a sociable dining space which leads through to the well proportioned front reception room with large bay window and central fireplace. There is also a separate utility room and downstairs cloakroom of added convenience.

On the first floor there is a family bathroom and four bedrooms which include the principal suite and the second bedroom, both benefiting from dressing rooms and en-suite shower rooms.

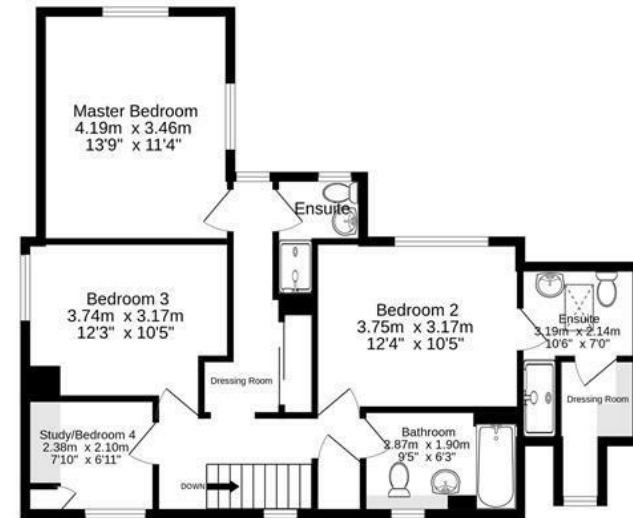
Externally, the property sits centrally on a generous corner plot behind a lawned front garden with mature hedging and trees. The meticulously maintained south-easterly facing rear garden serves as a wonderful extension to the internal living spaces with a large elevated decked area and pizza oven creating the idea spot for both relaxation and entertaining. There is also a detached double height garage with windows on the top floor, providing ample potential for conversion into an office, studio or annexe (subject to obtaining usual consents).



Ground Floor
101.9 sq.m. (1097 sq.ft.) approx.



1st Floor
69.0 sq.m. (743 sq.ft.) approx.



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TOTAL FLOOR AREA : 170.9 sq.m. (1840 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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	EU Directive 2002/91/EC	

Bladon

Is a popular village with a strong community spirit. Residents have recently purchased The White House pub which opened in 2020, 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, through which Woodstock is a delightful 30 minute stroll. Winston Churchill is buried in the local church. Bladon CofE Primary School has an excellent reputation. There is a local bus service to Oxford and Witney, while Oxford Parkway station is just five miles away with direct trains to London Marylebone and Bicester Village.

Local Authority: WODC

Council Tax Band: F

These details are prepared for the convenience of prospective purchasers, and are a general outline for guidance. They do not constitute parts of an offer or contract. All descriptions, dimensions, references to permission for use or occupation, and any other details, are given in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of these details. Photographs contained in these details may have been taken with a wide angle lens.



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