



53, GROVE ROAD, BLADON

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53, Grove Road, Bladon, OX20 1RG

Freehold

- EPC Rating D
- Council Tax Band D
- Attractive four bedroom semi detached home
- Borders Blenheim Palace grounds
- Extended and much improved by the current owners
- Annexe potential
- Three reception rooms
- Highly sought after village location

An attractive and extended four bedroom home which occupies an elevated position on the border of Blenheim Palace grounds, one of Britain's finest world heritage sites.

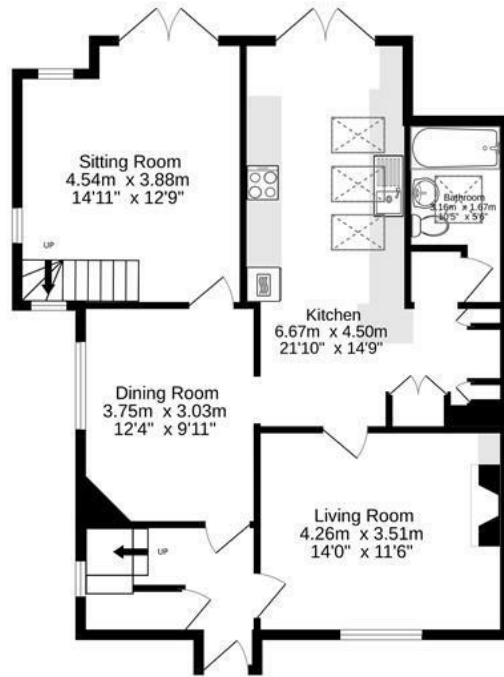
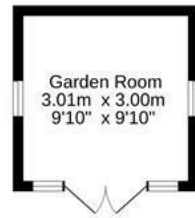
Well set back from the road and approaching approximately 1600 Sq Ft, the property is characterised by its series of versatile and well proportioned living spaces which are ideally suited to modern family living. Upon entry, the main hall leads you to the front reception room and separate dining room. Bathed in natural light via a series of skylights, the contemporary kitchen/family room is located to the rear of the plan and offers direct access to the outside spaces. The ground floor further benefits from an additional reception room which offers direct access to one of the four bedrooms with en-suite, offering potential to be used as a separate annexe if required. The first floor is home to four double bedrooms and handy W.C for added convenience.

Outside, the large and beautifully maintained front and rear gardens ooze charm and are an integral part of the overall experience of the property. Ample driveway parking is available.

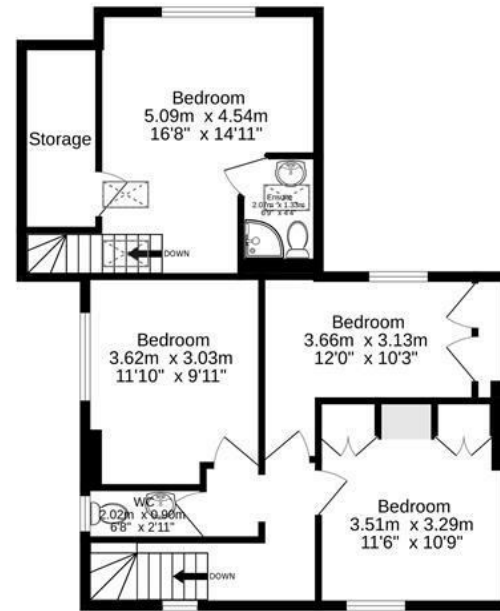
Blenheim Palace provides stunning grounds to explore whether walking or running. The community run village pub and bus stops are nearby. The property is also close to the thriving market town of Woodstock with a Post Office, wide range of shops, hotels, restaurants and pubs. Train links to London and nearby at long Hanborough Station or Oxford Parkway in Kidlington.



Ground Floor
84.3 sq.m. (908 sq.ft.) approx.



1st Floor
62.5 sq.m. (672 sq.ft.) approx.



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TOTAL FLOOR AREA : 146.8 sq.m. (1580 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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CONTACT

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Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 79 |
| (69-80) C | | |
| (55-68) D | 62 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

Local Authority: West Oxfordshire
Council Tax Band: D

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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