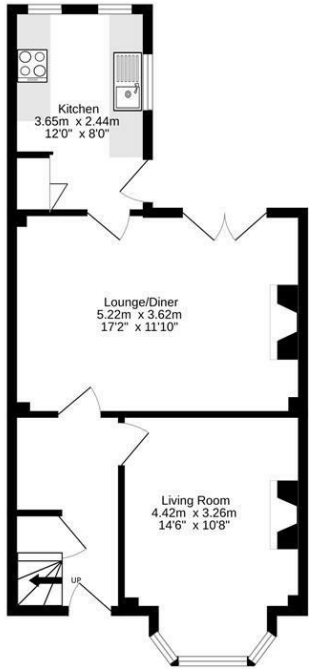




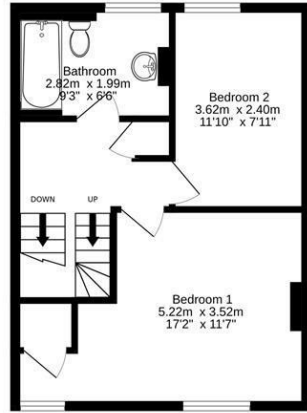
24, GROVE ROAD, BLADON, OX20 1RD

FLOWERS 
ESTATE AGENTS

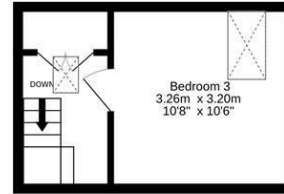
Ground Floor
46.3 sq.m. (498 sq.ft.) approx.



1st Floor
36.6 sq.m. (393 sq.ft.) approx.



2nd Floor
15.8 sq.m. (171 sq.ft.) approx.



Produced by wideangles.co.uk

TOTAL FLOOR AREA : 98.7 sq.m. (1062 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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24, Grove Road, Bladon, OX20

1RD Freehold

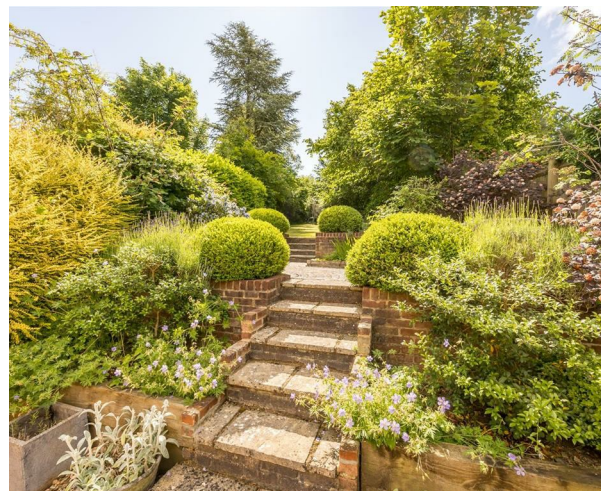
- Charming three bedroom semi detached property
- Potential to extend and reconfigure (subject to obtaining relevant consents)
- Generous gardens
- Two reception rooms
- Modern kitchen
- Character features
- Central village location
- Stones throw from Blenheim Place grounds, one of the UK's finest world heritage sites
- Council tax band E | EPC rating E

Set well back from the road behind a generous driveway flanked with mature bushes, this handsome and characterful three bedroom home occupies a favourable position in the heart of Bladon.

Approaching nearly 1100 Sq.Ft of versatile living accommodation, the property is high ceiled and well laid out. Entry is to the hallway which leads right to the front reception room where a wide bay window welcomes in natural light and frames a view over the leafy front aspect. A secondary reception room/dining room is located to the rear of the plan where an impressive brick built fireplace offers a natural focal point. The bright and modern kitchen adjoins and provides direct access out to terrace, creating an ideal space for entertaining during the summer months.

Leading upstairs, the first floor is home to two double bedrooms, including the master with built in storage, and the family bathroom. The third bedroom occupies the second floor.

The generous south-east facing rear garden flows out from the kitchen to a large terrace area. Rich in greenery, the garden evokes a sense of tranquillity and forms an integral part of the overall experience of the property. Steps lead to an expanse of lawn which is flanked by well stocked borders adding interest and texture. . Driveway parking is ample at the front of the property.






CONTACT

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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	63
(39-54) E	39
(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.

Services

UTILITIES: Connected to mains services

TENURE: Freehold

Local Authority: West Oxfordshire

Council Tax Band: E

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.

